



**PLANNING COMMISSION AGENDA**  
**PLANNING COMMISSION MEETING OF: JULY 22, 2004**

CALL TO ORDER: COMMISSIONERS' BRIEFING, 5:36 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

**ATTENDANCE:**

PRESENT: VICE CHAIRMAN TODD NIGRO, MEMBERS RICHARD TRUESDELL, STEVEN EVANS, LEO DAVENPORT, BYRON GOYNES AND DAVID STEINMAN

EXCUSED: MEMBER LAURA McSWAIN

STAFF PRESENT: MARGO WHEELER – PLANNING & DEVELOPMENT DEPT., DAVID CLAPSADDLE – PLANNING & DEVELOPMENT DEPT., KYLE WALTON – PLANNING & DEVELOPMENT DEPT., DAVID GUERRA – PUBLIC WORKS, YONGYAO LOU – PUBLIC WORKS, BRYAN SCOTT – CITY ATTORNEY'S OFFICE, ARLENE COLEMAN – CITY CLERK'S OFFICE, YDOLEENA YTURRALDE – CITY CLERK'S OFFICE

**MINUTES:**

DAVID CLAPSADDLE, Planning and Development Department, stated that on Item 34 [GPA-4621], the applicant has requested this item to be withdrawn without prejudice. The related items, Item 35 [ZON-4623] and Item 36 [SDR-4626], the Rezoning and the Site Plan Review, the applicant requested to change from R-PD5 to R-PD3 and to allow the site plan to come back at R-PD3 densities. Staff felt that this is not in accordance with the Code. An R-PD cannot be heard without a Site Plan. Staff did not have a Site Plan reflecting a R-PD3 development; therefore, staff requested Item 35 and 36 be held for 30 days.

Regarding Item 71 [MSP-4622], staff received today a request from the applicant to hold this item for two weeks, August 12<sup>th</sup>.

Regarding Item 2 [TMP-4625], there was a misunderstanding between the applicant and staff, as staff original recommendation was for denial. However, the Site Plan was approved at City Council for 125 lots, as indicated by the map. So, staff does not object and would like this item to remain under the Consent items.

Regarding Item 5 [RQR-4605], staff and the applicant has requested this item be removed from One Motion One Vote to allow a discussion to take place. The applicant has submitted a new table reflecting a new parking study. The original variance was for 70 spaces, but the information submitted now indicates a need for a greater variance. Based on this new information, staff now does not object to the variance.

Regarding Item 9 [SDR-4630], the applicant has requested this item be removed from One Motion One Vote.

Regarding Item 10 [MSP-4481], the applicant has requested this item be removed from One Motion One Vote.

Regarding Item 12 [GPA-4091], Item 13 [ZON-4093], Item 14 [VAR-4094] and Item 15 [SDR-4095], staff has received a revised Site Plan, which changes the amount of lots from 88 to 71 to 62. A neighborhood meeting recently took place. The variance is now for zero open space, where 10,000 square feet is required. The original variance was for approximately 30,000 square feet of open space; the applicant is now requesting a 10,000 square foot open space variance.

Regarding Item 18 [SDR-4182], it is a revised Site Plan that is much more efficient. However, it still reflects access to Torrey Pines Drive. When the zoning was done, there was no mention of access to Torrey Pines Drive. Subsequently, when it was a commercial project, access to Torrey Pines Drive was deleted. Now, this Site Plan reflects access to Torrey Pines Drive. Staff felt that the Commission should review the new submitted Site Plan.

Regarding Item 22 [VAR-4462], this is a two-part variance, one for open space and the other is for wall height. MR. CLAPSADDLE informed the Commission that their backup documentation reflected 163 lots; however, staff received a revised Site Plan reflecting a change from 163 lots to 162 lots, so the open space variance would no longer be necessary.

Regarding Item 24 [ZON-4368], Item 25 [VAC-4420] and Item 26 [SDR-4370], this application would held for 30 days. DEPUTY CITY ATTORNEY BRYAN SCOTT stated that a representative from Cliff's Edge would be in attendance to request this item be held for an additional two weeks or another 30 days because they have not had sufficient time to review Carina's documentation. He suggested that the Commission hear the item as it was agendaed, and then Cliff's Edge would have the opportunity to submit any comments with regards to the project between now and the City Council meeting on August 18<sup>th</sup>.

Regarding Item 64 [SUP-4593], this is a Special Use Permit for a billboard along Western Avenue. MR. CLAPSADDLE pointed out that the distance separation, 300 feet, is not waivable, and staff believed the application did not meet the standards of the Code for billboards. He informed the Commission that after further review of the application and inspecting the site, there was an area on the site where the applicant could meet this distance separation requirement. So, the application is valid and staff would like to discuss this application and their recommendation for denial.

Regarding Item 74 [DIR-4763], this item is for the Chair's election and staff suggested moving this item up to the first item of discussion.

Regarding Item 73 [SDR-4598], the applicant has a conflict with prior travel arrangements and requested that this item be moved up to one of the first items of discussion.

Regarding Item 29 [GPA-4607], the representative, DAVID ROARKE, recently had knee surgery and requested expediting this item to one of the first items of discussion.

**MEETING ADJOURNED AT 5:44 P.M.**



**PLANNING COMMISSION AGENDA**  
**PLANNING COMMISSION MEETING OF: JULY 22, 2004**

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE.

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2. THE PLANNING COMMISSION MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING, CAN BE VIEWED ON THE CITY'S INTERNET AT [www.kclv.tv](http://www.kclv.tv). THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 AND THE WEB SATURDAY AT 10:00 AM, THE FOLLOWING MONDAY AT MIDNIGHT AND TUESDAY AT 5:00 PM.

PLEDGE OF ALLEGIANCE was led by CHAIRMAN TRUESDELL.

CALL TO ORDER: 6:05 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

**MINUTES:**

PRESENT: VICE CHAIRMAN NIGRO, MEMBERS RICHARD TRUESDELL, STEVEN EVANS, BYRON GOYNES, LEO DAVENPORT AND DAVID STEINMAN

EXCUSED: MEMBER LAURA McSWAIN

STAFF PRESENT: ROBERT GENZER – PLANNING & DEVELOPMENT DEPT., MARGO WHEELER – PLANNING & DEVELOPMENT DEPT., DAVID CLAPSADDLE – PLANNING & DEVELOPMENT DEPT., KYLE WALTON – PLANNING & DEVELOPMENT DEPT., DAVID GUERRA – PUBLIC WORKS, YONGYAO LOU – PUBLIC WORKS, BRYAN SCOTT – CITY ATTORNEY'S OFFICE, ARLENE COLEMAN – CITY CLERK'S OFFICE, YDOLEENA YTURRALDE – CITY CLERK'S OFFICE

VICE CHAIRMAN NIGRO requested moving Item 74 [DIR-4763] to the first item of discussion. He recommended COMMISSIONER TRUESDELL as Chairman of the Planning Commission.

DAVID CLAPSADDLE, Planning and Development Department, referenced the following items that were requested to be held in abeyance or withdrawn without prejudice. Letters are on file for each of the requests, with the exception of Item 35 [ZON-4623] and Item 36 [SDR-4626].

Item 17 [SDR-3938]	Withdrawn Without Prejudice
Item 27 [SUP-4439]	Withdrawn Without Prejudice
Item 31 [GPA-4609]	Abeyance to 9/09/2004 Planning Commission meeting
Item 32 [VAR-4671]	Abeyance to 9/09/2004 Planning Commission meeting
Item 33 [SDR-4606]	Abeyance to 9/09/2004 Planning Commission meeting
Item 34 [GPA-4621]	Withdrawn Without Prejudice
Item 35 [ZON-4623]	Abeyance to 8/26/2004 Planning Commission meeting
Item 36 [SDR-4626]	Abeyance to 8/26/2004 Planning Commission meeting
Item 37 [GPA-4631]	Abeyance to 8/26/2004 Planning Commission meeting
Item 38 [ZON-4635]	Abeyance to 8/26/2004 Planning Commission meeting

Item 39 [SDR-4638]	Abeyance to 8/26/2004 Planning Commission meeting
Item 47 [GPA-4649]	Abeyance to 8/26/2004 Planning Commission meeting
Item 48 [ZON-4646]	Abeyance to 8/26/2004 Planning Commission meeting
Item 49 [VAR-4648]	Abeyance to 8/26/2004 Planning Commission meeting
Item 50 [SDR-4647]	Abeyance to 8/26/2004 Planning Commission meeting
Item 71 [MSP-4622]	Abeyance to 8/12/2004 Planning Commission meeting

JOHN FIELD, 3800 Howard Hughes Parkway, appeared on behalf of the applicant, and requested a discussion on Item 35 [ZON-4623] and Item 36 [SDR-4626]. The applicant would like to request the items be held in abeyance for two weeks, as there was a revised Site Plan that staff had not received but MR. FIELD offered to distribute this revision at the meeting. MR. CLAPSADDLE responded that two weeks is not sufficient time for staff to distribute and review the Site Plan and would like to see a 30-day abeyance. MR. FIELD stated the applicant originally requested a General Plan Amendment and a Zone change from RE to R-PD5. A meeting was held with the neighbors, and their main concern was the density and conformance to the Centennial Hills Sector Master Plan. As a result, the Site Plan was reconfigured to conform to the Master Plan. The applicant would like to move forward with the application, as there are contractual obligations. With respect to the applicant bringing forward the revised Site Plan, CHAIRMAN TRUESDELL asked if the items could be set for an earlier meeting since it is not a General Plan Amendment, even though staff would not have sufficient time to review the revised Site Plan. MR. CLAPSADDLE stated staff would have to look into this. MR. FIELD requested moving forward with a two-week abeyance on the zone change and then a 30-day abeyance on the Site Development Plan Review. CHAIRMAN TRUESDELL responded that the zone change requires having the Site Plan with it in order to change the zoning to R-PD3. MR. CLAPSADDLE concurred and reiterated that in most cases, two weeks is not sufficient timing to get staff's backup to City Council meeting and to fast track the items.

CRAIG PLATT, 7025 Eula Street, stated he lives across the street from the proposed site. He stated that he and other residents do not agree with fast tracking the item, as he felt that the applicant was trying to rush the application forward. He agreed with abeying Item 35 [ZON-4623] and Item 36 [SDR-4626] for 30 days and suggested the applicant hold another meeting with the residents to get their input on the revised Site Plan.

MARY SANDERS, 9945 Wittig Avenue, stated the residents within their community have met and she had a signed petition.

CHAIRMAN TRUESDELL confirmed that MS. SANDERS was speaking on the Site Plan. He then advised her that the Commission was only deciding upon whether or not to hold the item. Should they hold the item, then she could speak at that time. MS. SANDERS then suggested that the residents would like to see the item be held in abeyance for 30 days.

(6:06 – 6:08)



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JULY 22, 2004**

**SUBJECT:**

Approval of the minutes of the June 24, 2004, Planning Commission Meeting

**MOTION:**

**TRUEDELL - APPROVED – UNANIMOUS with McSWAIN excused**

**MINUTES:**

There was no discussion.

(6:08 – 6:10)

**1-1**



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JULY 22, 2004**

**VICE CHAIRMAN NIGRO** announced the subdivision items could be appealed by the applicant or aggrieved person or a review requested by a member of the City Council.

**ACTIONS:**

ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

**VICE CHAIRMAN NIGRO** read the statement on the order of the items and the time limitations on persons wishing to be heard on an item.

ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDA ITEM.



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JULY 22, 2004**

**VICE CHAIRMAN NIGRO** noted the **Rules of Conduct**.

**PLANNING COMMISSION MEETING RULES OF CONDUCT.**

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JULY 22, 2004**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**TENTATIVE MAP - TMP-4601 - SILVERSTONE RANCH PARCEL 17 - APPLICANT: STANTEC CONSULTING - OWNER: PN II, INC. DBA PULTE HOMES OF NEVADA - Request for a Tentative Map FOR A 23 LOT MULTI FAMILY SUBDIVISION on 3.72 acres adjacent to the southeast corner of Iron Mountain Road and Buffalo Drive (APN: 125-10-110-015), R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone, Ward 6 (Mack).**

**P.C.: FINAL ACTION**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO – APPROVED subject to conditions Consent Item 1 [TMP-4601] and Item 2 [TMP-4627] – UNANIMOUS with McSWAIN excused**

**This is Final Action**

**MINUTES:**

CHAIRMAN TRUESDELL stated this is a Consent item.

For the record, DAVID CLAPSADDLE, Planning and Development, stated that staff does not object to Item 2 [TMP-4627].

(6:18 – 6:19)

**1-401**



PLANNING COMMISSION MEETING OF JULY 22, 2004  
Planning and Development Department  
Item 1 – TMP-4601

**CONDITIONS:**

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Z-0075-91, Z-0075-91(13), the Mountain Spa Development Agreement as amended, and any other site related actions.
3. Street names must be provided in accord with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

6. Petition of Vacation VAC-3307 must record prior to the recordation of a Final Map for this site.
7. Provide a public sewer stub to the northwest corner of this site at a depth and location acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
8. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood

PLANNING COMMISSION MEETING OF JULY 22, 2004  
Planning and Development Department  
Item 1 – TMP-4601

**CONDITIONS – Continued:**

- or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
9. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.
  10. Site development to comply with all applicable conditions of approval for Z-75-91 and all other subsequent site-related actions.
  11. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JULY 22, 2004**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**TENTATIVE MAP - TMP-4627 - LONE MOUNTAIN/ TORREY PINES - APPLICANT: ROYAL CONSTRUCTION - OWNER: DESAI DIPAK K & KUSUM D. 50 AND PARAMAHAMSA R. TRUST 50** - Request for a Tentative Map FOR A 125 LOT SINGLE FAMILY SUBDIVISION on 10.95 acres adjacent to the southwest corner of Lone Mountain Road and Torrey Pines Drive (APN: 138-02-102-002 and a portion of 138-02-102-012), O (Office), R-E (Residence Estates) and C-2 (General Commercial) Zones [PROPOSED: R-PD11 (Residential Planned Development - 11 Units Per Acre)], Ward 6 (Mack).

**P.C.: FINAL ACTION**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

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**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO – APPROVED subject to conditions Consent Item 1 [TMP-4601] and Item 2 [TMP-4627] – UNANIMOUS with McSWAIN excused**

**This is Final Action**

**MINUTES:**

CHAIRMAN TRUESDELL stated this is a Consent item.

For the record, DAVID CLAPSADDLE, Planning and Development, stated that staff does not object to Item 2 [TMP-4627].

(6:18 – 6:19)

PLANNING COMMISSION MEETING OF JULY 22, 2004  
Planning and Development Department  
Item 2 – TMP-4627

**CONDITIONS:**

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Site Development Plan Review (SDR-4204) approved July 21, 2004.
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

5. Since this site does not incorporate all of Assessor's Parcel Number 138-02-102-012, coordinate with the City Surveyor to determine how this site shall be separated from the remainder of the parcel and what mapping mechanism is required; such mapping shall record prior to the recordation of a Final Map for this site or the issuance of any permits, whichever may occur first.
6. Site development to comply with all applicable conditions of approval for ZON-4202, SDR-4204, and all other applicable site-related actions.
7. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JULY 22, 2004**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**ABEYANCE - RENOTIFICATION - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4447 – APPLICANT/OWNER: AZURE SOUTH, INC. - Request for a Site Development Plan Review FOR A 122,477 SQUARE FOOT OFFICE DEVELOPMENT on 10.00 acres on the south side of Azure Drive, between Tenaya Way and US-95 (APN: 125-27-113-003, 125-27-222-003, and a portion of 125-27-222-002), T-C (Town Center) Zone, Ward 6 (Mack).**

**P.C.: FINAL ACTION**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

**0**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

**0**

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO – APPROVED subject to conditions on Item 3 [SDR-4447], Item 4 [SNC-4254], Item 7 [SUP-4592], Item 8 [SDR-4625] and Item 11 [VAC-4628] – UNANIMOUS with McSWAIN excused**

**This is Final Action**

**MINUTES:**

CHAIRMAN TRUESDELL explained that these items will be considered in One Motion/One Vote and are routine public hearing items that have no protests, waivers from the Code or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 3 [SDR-4447], Item 4 [SNC-4254], Item 7 [SUP-4592], Item 8 [SDR-4625] and Item 11 [VAC-4628].

PLANNING COMMISSION MEETING OF JULY 22, 2004  
Planning and Development Department  
Item 3 – SDR-4447

**MINUTES – Continued:**

DAVID CLAPSADDLE, Planning and Development Department, stated that staff requested Item 5 [RQR-4605] and Item 10 [MSP-4481] be removed from One Motion One Vote.

Regarding Item 9 [SDR-4630], the applicant has requested to remove this item from One Motion One Vote so a discussion could take place.

Regarding Item 7 [SUP-4592], staff did not receive a letter from the applicant. However, staff has met with the applicant today and the applicant does not object to the conditions in staff's report.

COMMISSIONER STEINMAN stated he would be abstaining on Item 8 [SDR-4625], as the subject property is across the street from a property owned by Southern California Presbyterian Homes, in which he is a member of the Board of Directors.

COMMISSIONER EVANS requested pulling Item 6 [SUP-4576] from One Motion One Vote, as he would like to address some concerns regarding the application. In addition, he would be abstaining on Item 9 [SDR-4630], as the applicant is his employer.

CHAIRMAN TRUESDELL stated he would be abstaining on Item 6 [SUP-4576], as Terrible Herbst is one of his clients.

COMMISSIONER DAVENPORT stated he would be abstaining on Item 6 [SUP-4576], as he lives within the Notification area.

VICE CHAIRMAN NIGRO stated he would be abstaining on Item 11 [VAC-4628], as he is a member of the Board of Directors for the Habitat for Humanity.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 3 [SDR-4447], Item 4 [SNC-4254], Item 7 [SUP-4592], Item 8 [SDR-4625] and Item 11 [VAC-4628].

(6:19 – 6:23)

**1-438**

**CONDITIONS:**

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, date stamped June 24, 2004, except as amended by conditions herein.

PLANNING COMMISSION MEETING OF JULY 22, 2004  
Planning and Development Department  
Item 3 – SDR-4447

**CONDITIONS – Continued:**

3. The correct number of handicap accessible parking spaces shall be provide as required by the standards set forth in Title 19.10.
4. The supper club located on the eastern portion of the site shall be limited to a maximum of 8,000 square feet as required by a Condition of Approval for Special Use Permit U-0013-01.
5. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site, if not already done as part of the master development. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
6. Conformance to all applicable Conditions of approval for Rezoning Z-0076-98 and Special Use Permit U-0012-01.
7. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 12.5% of the total landscaped area as turf.
8. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems should be cause for revocation of a business license.]
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize ‘shoe-box’ fixtures and downward-directed lights. Wallpack lighting shall utilize ‘shoe-box’ fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
12. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

PLANNING COMMISSION MEETING OF JULY 22, 2004  
Planning and Development Department  
Item 3 – SDR-4447

**CONDITIONS – Continued:**

13. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

14. Remove monument signs from sight visibility restriction zones at proposed driveways.
15. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
16. Site development to comply with the Montecito East Commercial Subdivision, and all other subsequent site-related actions.



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JULY 22, 2004**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**ABEYANCE - STREET NAME CHANGE - PUBLIC HEARING - SNC-4254 -**  
**APPLICANT: CLAY STRINGHAM - OWNER: BABB INVESTMENT COMPANY -**  
Request for a Street Name Change FROM: SHILOH SCHOOL LANE TO: ISAAC NEWTON  
WAY, between Hualapai Way and Metro Academy Way, Ward 4 (Brown).

**SET DATE: 08/04/04**

**C.C.: 08/18/04**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO – APPROVED subject to conditions on Item 3 [SDR-4447], Item 4 [SNC-4254], Item 7 [SUP-4592], Item 8 [SDR-4625] and Item 11 [VAC-4628] – UNANIMOUS with McSWAIN excused**

**To be heard by the City Council on 8/18/2004**

**MINUTES:**

CHAIRMAN TRUESDELL explained that these items will be considered in One Motion/One Vote and are routine public hearing items that have no protests, waivers from the Code or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 3 [SDR-4447], Item 4 [SNC-4254], Item 7 [SUP-4592], Item 8 [SDR-4625] and Item 11 [VAC-4628].

PLANNING COMMISSION MEETING OF JULY 22, 2004  
Planning and Development Department  
Item 4 – SNC-4254

**MINUTES – Continued:**

DAVID CLAPSADDLE, Planning and Development Department, stated that staff requested Item 5 [RQR-4605] and Item 10 [MSP-4481] be removed from One Motion One Vote.

Regarding Item 9 [SDR-4630], the applicant has requested to remove this item from One Motion One Vote so a discussion could take place.

Regarding Item 7 [SUP-4592], staff did not receive a letter from the applicant. However, staff has met with the applicant today and the applicant does not object to the conditions in staff's report.

COMMISSIONER STEINMAN stated he would be abstaining on Item 8 [SDR-4625], as the subject property is across the street from a property owned by Southern California Presbyterian Homes, in which he is a member of the Board of Directors.

COMMISSIONER EVANS requested pulling Item 6 [SUP-4576] from One Motion One Vote, as he would like to address some concerns regarding the application. In addition, he would be abstaining on Item 9 [SDR-4630], as the applicant is his employer.

CHAIRMAN TRUESDELL stated he would be abstaining on Item 6 [SUP-4576], as Terrible Herbst is one of his clients.

COMMISSIONER DAVENPORT stated he would be abstaining on Item 6 [SUP-4576], as he lives within the Notification area.

VICE CHAIRMAN NIGRO stated he would be abstaining on Item 11 [VAC-4628], as he is a member of the Board of Directors for the Habitat for Humanity.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 3 [SDR-4447], Item 4 [SNC-4254], Item 7 [SUP-4592], Item 8 [SDR-4625] and Item 11 [VAC-4628].

(6:19 – 6:23)

**1-438**

**CONDITION:**

Public Works

1. The applicant shall be responsible for all costs related to this Street Name Change including signage and installation.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JULY 22, 2004**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - RQR-4605 - APPLICANT: JSA, INC. - OWNER; CRAIG MARKETPLACE, LIMITED LIABILITY COMPANY -**  
Required Two Year Review of an approved Variance (V-0031-02) WHICH ALLOWED 817 PARKING SPACES FOR AN EXISTING COMMERCIAL CENTER, WHERE 887 PARKING SPACES ARE REQUIRED on 17.8 acres adjacent to the south side of Craig Road, approximately 220 feet east of Tenaya Way (APN: 138-03-701-011, 012, 018, and 020), C-1 (Limited Commercial) Zone, Ward 6 (Mack).

**IF APPROVED: C.C.: 08/18/04**

**IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO – APPROVED subject to conditions – UNANIMOUS with McSWAIN excused**

**To be heard by the City Council on 8/18/2004**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated staff originally recommended denying this application based upon the information provided by the applicant. The information indicated that the applicant would need a variance due to insufficient parking spaces. The applicant is now providing 817 parking spaces, and the Code requires 829, but the variance

PLANNING COMMISSION MEETING OF JULY 22, 2004  
Planning and Development Department  
Item 5 – RQR-4605

**MINUTES – Continued:**

would allow the difference and staff does not object to the variance. In addition, staff does not object to deleting Conditions 1 and 2. The applicant would like to discuss Condition 3.

JIM STROBE, JSA Architect, 1955 Pamela Lane, appeared on behalf of the developer. He thanked staff for working with them and resolving some issues on the conditions. He commented on Condition 3 regarding the two-year review. To the applicant's knowledge, there has not been any problems with parking on this site and would like for a five-year review instead of two years.

MR. CLAPSADDLE confirmed for CHAIRMAN TRUESDELL that the original variance went from 887 parking spaces to 817 parking spaces. In addition, unless the applicant's uses change and exceed the 887 parking spaces, the applicant would not have to submit a variance. MR. CLAPSADDLE added that parking is tight on this site and staff would like to monitor the site. Staff preferred a two-year review because some of the uses may change and have a more intense use, thereby needing additional parking. DEPUTY CITY ATTORNEY BRYAN SCOTT verified for CHAIRMAN TRUESDELL that an Administrative Review might not be possible because if additional conditions need to be added, then only the Commission or City Council could do so. He also verified for MR. STROBE that staff would request the Administrative Review, probably due staff already having a reason to deny the application. He added that, per Code, the applicant could appeal any administrative decision.

VICE CHAIRMAN NIGRO felt that the existing two-year review condition was sufficient time for staff to monitor the parking situation. In his opinion, he would have to question the validity of ever having the applicant reappear before the Commission if there is still not any parking problems at that time.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing open.

(6:23 – 6:30)

**1-575**

**CONDITIONS:**

Planning and Development

1. Pad 1 of approved Site Development Plan Review [Z-0071-99 (1)] shall not be constructed and revert to additional parking for the overall commercial center.
2. The subject site shall be limited to the introduction of new office or general retail uses only. No new restaurants are to be permitted within the Craig Marketplace Commercial Center.

PLANNING COMMISSION MEETING OF JULY 22, 2004  
Planning and Development Department  
Item 5 – RQR-4605

**CONDITIONS – Continued:**

3. The Variance shall be reviewed in two years at which time the Planning Commission may require the applicant obtain additional parking. The applicant shall be responsible for notification costs of the review.
4. Any proposed change in use, from general retail, will require a parking analysis to be submitted and reviewed by the Planning and Development Department prior to the issuance of any building permits, business licenses, or Certificates of Occupancy.
5. City Code requirements and design standards of all City Departments, which are not affected by approval of this Variance, must be satisfied.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JULY 22, 2004**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4576 - APPLICANT: TERRIBLE HERBST OIL COMPANY - OWNER: RANCHO CIRCLE SHOPPING CENTER, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR A LIQUOR ESTABLISHMENT (OFF-PREMISE CONSUMPTION) adjacent to the southeast corner of Rancho Drive and Bonanza Road (APN: 139-29-801-004), C-2 (General Commercial) Zone, Ward 5 (Weekly).

**IF APPROVED: C.C.: 08/18/04**

**IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**EVANS – APPROVED subject to conditions – UNANIMOUS with DAVENPORT abstaining as he resides within the Notification area and TRUESDELL abstaining as Terrible Herbst is one of his clients and McSWAIN excused**

**To be heard by the City Council on 8/18/2004**

**MINUTES:**

**VICE CHAIRMAN NIGRO** declared the Public Hearing open.

**DAVID CLAPSADDLE**, Planning and Development, deferred to **COMMISSIONER EVANS**, as he requested the item to be removed from One Motion One Vote to discuss the application.

PLANNING COMMISSION MEETING OF JULY 22, 2004  
Planning and Development Department  
Item 6 – SUP-4576

**MINUTES – Continued:**

COMMISSIONER EVANS stated that his draft report did not contain the pages with the conditions for this item. However, he has had the opportunity to review the report and obtained his answer, which is covered under Condition 2 that allows for the sale of alcoholic beverages but limited to beer and wine only. MR. CLAPSADDLE added, for the record, that the condition permits beer and wine to be sold in individual containers also. COMMISSIONER EVANS had no objections to the application.

No one appeared in opposition.

VICE CHAIRMAN NIGRO declared the Public Hearing closed.

(6:30 – 6:32)

**1-794**

**CONDITIONS:**

Planning and Development

1. Approval of this Special Use Permit does not constitute approval of a liquor license.
2. The sale of alcoholic beverages shall be limited to beer and wine only.
3. The sale of individual containers of any size of beer, wine coolers or screw cap wine is prohibited. All such products shall remain in their original configurations as shipped by the manufacturer. Further, no repackaging of containers into groups smaller than the original shipping container size shall be permitted.
4. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JULY 22, 2004**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4592 - APPLICANT: MOUNTAIN VIEW ESTATES - OWNER: JOHN HERDA** - Request for a Special Use Permit FOR A 40 FOOT HIGH, 10 FOOT X 40 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2744 Highland Drive (APN: 162-09-202-001), M (Industrial) Zone, Ward 1 (Moncrief).

**IF APPROVED: C.C.: 08/18/04**

**IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO – APPROVED** subject to conditions on Item 3 [SDR-4447], Item 4 [SNC-4254], Item 7 [SUP-4592], Item 8 [SDR-4625] and Item 11 [VAC-4628] – **UNANIMOUS** with McSWAIN excused

**To be heard by the City Council on 8/18/2004**

**MINUTES:**

CHAIRMAN TRUESDELL explained that these items will be considered in One Motion/One Vote and are routine public hearing items that have no protests, waivers from the Code or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 3 [SDR-4447], Item 4 [SNC-4254], Item 7 [SUP-4592], Item 8 [SDR-4625] and Item 11 [VAC-4628].



PLANNING COMMISSION MEETING OF JULY 22, 2004  
Planning and Development Department  
Item 7 – SUP-4592

**MINUTES – Continued:**

DAVID CLAPSADDLE, Planning and Development Department, stated that staff requested Item 5 [RQR-4605] and Item 10 [MSP-4481] be removed from One Motion One Vote.

Regarding Item 9 [SDR-4630], the applicant has requested to remove this item from One Motion One Vote so a discussion could take place.

Regarding Item 7 [SUP-4592], staff did not receive a letter from the applicant. However, staff has met with the applicant today and the applicant does not object to the conditions in staff's report.

COMMISSIONER STEINMAN stated he would be abstaining on Item 8 [SDR-4625], as the subject property is across the street from a property owned by Southern California Presbyterian Homes, in which he is a member of the Board of Directors.

COMMISSIONER EVANS requested pulling Item 6 [SUP-4576] from One Motion One Vote, as he would like to address some concerns regarding the application. In addition, he would be abstaining on Item 9 [SDR-4630], as the applicant is his employer.

CHAIRMAN TRUESDELL stated he would be abstaining on Item 6 [SUP-4576], as Terrible Hurst is one of his clients.

COMMISSIONER DAVENPORT stated he would be abstaining on Item 6 [SUP-4576], as he lives within the Notification area.

VICE CHAIRMAN NIGRO stated he would be abstaining on Item 11 [VAC-4628], as he is a member of the Board of Directors for the Habitat for Humanity.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 3 [SDR-4447], Item 4 [SNC-4254], Item 7 [SUP-4592], Item 8 [SDR-4625] and Item 11 [VAC-4628].

(6:19 – 6:23)

**1-438**

**CONDITIONS:**

Planning and Development

1. The Special Use Permit shall be reviewed in five (5) years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.

PLANNING COMMISSION MEETING OF JULY 22, 2004  
Planning and Development Department  
Item 7 – SUP-4592

**CONDITIONS – Continued:**

2. All of the supporting structure shall be repainted, as required by the Planning and Development Department, within 30 days of final approval by City Council. Failure to perform the required painting may result in fines and/or removal of the off-premise advertising (billboard) sign.
3. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.
4. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the off-premise sign.
5. Only one advertising sign is permitted per sign face.
6. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.

**Public Works**

7. The off-premise advertising (billboard) sign shall not be located within public right-of-way, existing or proposed public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JULY 22, 2004**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4625 - APPLICANT: PACIFIC PROPERTIES - OWNER: CHATEAU ALEXANDER, LIMITED LIABILITY COMPANY - Request for Site Development Plan Review FOR A 371 UNIT CONDOMINIUM DEVELOPMENT on 21.1 acres adjacent to the northwest corner of Alexander Road and the 215 Beltway (APN: 137-01-401-014), PD (Planned Development) Zone, Ward 4 (Brown).**

**P.C.: FINAL ACTION**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO – APPROVED subject to conditions on Item 3 [SDR-4447], Item 4 [SNC-4254], Item 7 [SUP-4592], Item 8 [SDR-4625] and Item 11 [VAC-4628] – UNANIMOUSLY with STEINMAN abstaining on Item 8 [SDR-4625], as the subject property is across the street from a property owned by Southern California Presbyterian Homes, in which he is a member of the Board of Directors and NIGRO abstaining on Item 11 [VAC-4628], as he is a member of the Board of Directors for the Habitat for Humanity and McSWAIN excused**

**This is Final Action**

**MINUTES:**

CHAIRMAN TRUESDELL explained that these items will be considered in One Motion/One Vote and are routine public hearing items that have no protests, waivers from the Code or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

PLANNING COMMISSION MEETING OF JULY 22, 2004  
Planning and Development Department  
Item 8 – SDR-4625

**MINUTES – Continued:**

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 3 [SDR-4447], Item 4 [SNC-4254], Item 7 [SUP-4592], Item 8 [SDR-4625] and Item 11 [VAC-4628].

DAVID CLAPSADDLE, Planning and Development Department, stated that staff requested Item 5 [RQR-4605] and Item 10 [MSP-4481] be removed from One Motion One Vote.

Regarding Item 9 [SDR-4630], the applicant has requested to remove this item from One Motion One Vote so a discussion could take place.

Regarding Item 7 [SUP-4592], staff did not receive a letter from the applicant. However, staff has met with the applicant today and the applicant does not object to the conditions in staff's report.

COMMISSIONER STEINMAN stated he would be abstaining on Item 8 [SDR-4625], as the subject property is across the street from a property owned by Southern California Presbyterian Homes, in which he is a member of the Board of Directors.

COMMISSIONER EVANS requested pulling Item 6 [SUP-4576] from One Motion One Vote, as he would like to address some concerns regarding the application. In addition, he would be abstaining on Item 9 [SDR-4630], as the applicant is his employer.

CHAIRMAN TRUESDELL stated he would be abstaining on Item 6 [SUP-4576], as Terrible Hurst is one of his clients.

COMMISSIONER DAVENPORT stated he would be abstaining on Item 6 [SUP-4576], as he lives within the Notification area.

VICE CHAIRMAN NIGRO stated he would be abstaining on Item 11 [VAC-4628], as he is a member of the Board of Directors for the Habitat for Humanity.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 3 [SDR-4447], Item 4 [SNC-4254], Item 7 [SUP-4592], Item 8 [SDR-4625] and Item 11 [VAC-4628].

(6:19 – 6:23)

PLANNING COMMISSION MEETING OF JULY 22, 2004  
Planning and Development Department  
Item 8 – SDR-4625

**CONDITIONS:**

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations of Site Development Plan Review [Z-0024-99(33)], except as amended by conditions herein.
3. Prior to the submittal of a Final Map, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
4. All City Code requirements and design standards of all City departments must be satisfied.
5. A Homeowners Association shall be established to maintain all perimeter walls, private streets, including all common areas created by this action.

Public Works

6. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
7. Meet with the Flood Control section of the Department of Public Works to determine if a drainage study update is required. If a drainage study update is required, the update must be approved prior to approval of the Final Map Technical Review. Provide and improve all drainageways as recommended.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JULY 22, 2004**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**SITE DEVELOPMENT PLAN REVIEW - SDR-4630 - APPLICANT: STATE OF NEVADA PUBLIC WORKS BOARD OWNER: STATE OF NEVADA BUILDING & GROUNDS** - Request for a Site Development Plan Review FOR A PROPOSED TWO STORY, 62,500 SQUARE FOOT DEPARTMENT OF EMPLOYMENT, TRAINING AND REHABILITATION BUILDING on 8.12 acres adjacent to the southwest corner of St. Louis Avenue and McLeod Street (a portion of APN: 162-01-402-006), C-V (Civic) Zone, Ward 3 (Reese).

**C.C.: 08/18/04**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>2</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO – APPROVED** subject to conditions and amending the following conditions:

1. A revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 15% of the total landscaped area as turf, prior to the start of construction.
4. The applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site.

– **UNANIMOUS** with EVANS abstaining as the applicant is his employer and McSWAIN excused

**To be heard by the City Council on 8/18/2004**

PLANNING COMMISSION MEETING OF JULY 22, 2004  
Planning and Development Department  
Item 9 – SDR-4630

**MINUTES – Continued:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated that this property is located north of the Department of Motor Vehicles on Sahara Avenue. Staff did not find any major issues or concerns with this application.

DAVE SCHMIDT, registered Architect, and a Project Manager for the State Public Works Board, requested clarification on Conditions 1, 4 and 6 regarding building permits. This parcel is state property, so the jurisdiction is separate from the City. So, a building permit would not be required from the City, unless it was a right-of-way issue.

MR. CLAPSADDLE responded that these conditions, such as Condition 1, exist to make applicants aware of the terms of the drought code. CHAIRMAN TRUESDELL added that the drought codes are Citywide/ Countywide, as MR. SCHMIDT understood and concurred with Condition 1. He also mentioned there was a discussion with staff and questioned if there was going to be a condition requiring the applicant contributing towards future traffic signal costs. Because of a previous similar project, he was cautious and wanted to be sure that the applicant is not being required to do something that the Nevada Revised Statutes (NRS) prohibits them from doing. DEPUTY CITY ATTORNEY BRYAN SCOTT responded that he was not familiar with this provision within the NRS and suggested approving the conditions as is, and he would meet with MR. SCHMIDT prior to City Council to review these conditions. ROBERT GENZER, Planning and Development Department, concurred with MR. SCHMIDT regarding the State is not required to obtain a building permit from the City of Las Vegas. As a result, he suggested removing the first seven words of Condition 1 (“Prior to the issuance of building permits”) and adding at the end of Condition 1 (“; prior to the start of construction.”). This would allow staff to have met with the applicant and ensured that the condition is enforced. In addition, he suggested removing the first eight words of Condition 4 (“Prior to the submittal of a building permit,”) and remove the last sentence on Condition 4. CHAIRMAN TRUESDELL confirmed with MR. SCHMIDT that the applicant concurred with these changes.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:32 – 6:37)

**1-858**

PLANNING COMMISSION MEETING OF JULY 22, 2004  
Planning and Development Department  
Item 9 – SDR-4630

**CONDITIONS:**

Planning and Development

1. A revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 15% of the total landscaped area as turf, prior to the start of construction.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, date stamped August 18, 2004 except as amended by conditions herein.
4. The applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site.
5. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
6. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
8. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.



PLANNING COMMISSION MEETING OF JULY 22, 2004  
Planning and Development Department  
Item 9 – SDR-4630

**CONDITIONS – Continued:**

9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
10. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
11. All City Code requirements and design standards of all City departments must be satisfied.

**Public Works**

12. Dedicate a 20 foot radius on the southwest corner of St. Louis Street and McLeod Street prior to the issuance of any permits.
13. Construct all incomplete half-street improvements on St. Louis Street and McLeod Street adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
14. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
15. Submit an Encroachment Agreement for all landscaping and private improvements located in the public right-of-way adjacent to this site prior to occupancy of this site.
16. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such

PLANNING COMMISSION MEETING OF JULY 22, 2004  
Planning and Development Department  
Item 9 – SDR-4630

**CONDITIONS – Continued:**

devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

17. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JULY 22, 2004**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**MASTER SIGN PLAN - PUBLIC HEARING – MSP-4481 - APPLICANT: VALLEY HOSPITAL - OWNER: VALLEY HEALTH SYSTEM, LIMITED LIABILITY COMPANY** - Request for a Master Sign Plan at 620 Shadow Lane (APN: 139-33-303-024, 139-33-401-002 and 004), PD (Planned Development) Zone, Ward 5 (Weekly).

**P.C.: FINAL ACTION**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**EVANS – APPROVED subject to conditions – UNANIMOUS with McSWAIN excused**

**This is Final Action**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated that staff has met with the applicant on several occasions regarding the Master Sign Plan and do not oppose to it. Staff requested removing this item from One Motion One Vote to discuss Condition 5. Under the current Code, roof signs are not allowed. There has been a long-standing roof sign on Valley Hospital.

PLANNING COMMISSION MEETING OF JULY 22, 2004  
Planning and Development Department  
Item 10 – MSP-4481

**MINUTES – Continued:**

The applicant has proposed a revised roof sign, in which the letters are italicized and smaller. There is very little change to the height and width of the roof sign. Staff pointed out, for the record, that there is a new logo with a star that is used to identify the signage throughout the campus. The star would exceed the height of the roof sign by a few feet, but staff did not object to this.

ED STAGNER, Young Electric Sign Company, 5119 S. Cameron Avenue, reiterated MR. CLAPSADDLE'S comments regarding the existing roof sign and added that the goal was to try and maintain consistency.

CHAIRMAN TRUESDELL thanked MR. STAGNER for the submittal of the Master Sign Plan, as previously requested.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:37 – 6:40)

**1-1043**

**CONDITIONS:**

Planning and Development

1. Conformance to the sign elevations and documentation submitted in conjunction with this application, except as modified by conditions herein.
2. All freestanding signage shall be have a five-foot setback from the property line, in accordance with the requirements of Title 19.14.060(F)(5).
3. Sign D shall have an architectural pole cover in accordance with the requirements of Title 19.14.020(N).
4. Any future amendments to the Master Sign Plan which are in compliance with the requirements of Title 19.14 for the subject zoning district may be reviewed and approved administratively by the Planning and Development Department.
5. The proposed roof sign shall not be any larger than the existing roof sign. The applicant shall provide the Planning and Development Department details on the size of the existing roof sign prior to issuance of a permit for the new roof sign. The old roof sign shall be removed prior to final approval of the new sign.

PLANNING COMMISSION MEETING OF JULY 22, 2004  
Planning and Development Department  
Item 10 – MSP-4481

**CONDITIONS – Continued:**

6. All signage shall have proper permits obtained through the Building and Safety Department.

Public Works

7. Site development to comply with all applicable conditions of approval for the related rezoning for the Las Vegas Medical District, Z-20-97, and all other subsequent site-related actions.
8. Signs shall not be located within public right-of-way, existing or proposed public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JULY 22, 2004**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**VACATION - PUBLIC HEARING - VAC-4628 - APPLICANT/OWNER: HABITAT FOR HUMANITY, LAS VEGAS** - Request for a Petition to vacate a portion of the west half of La Salle Street between Hart Avenue and Hassell Avenue; and a portion of the north half Hart Avenue between La Salle Street and Concord Street, Ward 5 (Weekly).

**SET DATE: 08/04/04**

**C.C.: 08/18/04**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**0**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**0**

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO – APPROVED** subject to conditions on Item 3 [SDR-4447], Item 4 [SNC-4254], Item 7 [SUP-4592], Item 8 [SDR-4625] and Item 11 [VAC-4628] – **UNANIMOUS** with **STEINMAN** abstaining on Item 8 [SDR-4625], as the subject property is across the street from a property owned by Southern California Presbyterian Homes, in which he is a member of the Board of Directors and **NIGRO** abstaining on Item 11 [VAC-4628], as he is a member of the Board of Directors for the Habitat for Humanity and **McSWAIN** excused

**To be heard by the City Council on 8/18/2004**

**MINUTES:**

**CHAIRMAN TRUESDELL** explained that these items will be considered in One Motion/One Vote and are routine public hearing items that have no protests, waivers from the Code or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

PLANNING COMMISSION MEETING OF JULY 22, 2004  
Planning and Development Department  
Item 11 – VAC-4628

**MINUTES – Continued:**

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 3 [SDR-4447], Item 4 [SNC-4254], Item 7 [SUP-4592], Item 8 [SDR-4625] and Item 11 [VAC-4628].

DAVID CLAPSADDLE, Planning and Development Department, stated that staff requested Item 5 [RQR-4605] and Item 10 [MSP-4481] be removed from One Motion One Vote.

Regarding Item 9 [SDR-4630], the applicant has requested to remove this item from One Motion One Vote so a discussion could take place.

Regarding Item 7 [SUP-4592], staff did not receive a letter from the applicant. However, staff has met with the applicant today and the applicant does not object to the conditions in staff's report.

COMMISSIONER STEINMAN stated he would be abstaining on Item 8 [SDR-4625], as the subject property is across the street from a property owned by Southern California Presbyterian Homes, in which he is a member of the Board of Directors.

COMMISSIONER EVANS requested pulling Item 6 [SUP-4576] from One Motion One Vote, as he would like to address some concerns regarding the application. In addition, he would be abstaining on Item 9 [SDR-4630], as the applicant is his employer.

CHAIRMAN TRUESDELL stated he would be abstaining on Item 6 [SUP-4576], as Terrible Hurst is one of his clients.

COMMISSIONER DAVENPORT stated he would be abstaining on Item 6 [SUP-4576], as he lives within the Notification area.

VICE CHAIRMAN NIGRO stated he would be abstaining on Item 11 [VAC-4628], as he is a member of the Board of Directors for the Habitat for Humanity.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 3 [SDR-4447], Item 4 [SNC-4254], Item 7 [SUP-4592], Item 8 [SDR-4625] and Item 11 [VAC-4628].

(6:19 – 6:23)

PLANNING COMMISSION MEETING OF JULY 22, 2004  
Planning and Development Department  
Item 11 – VAC-4628

**CONDITIONS:**

Planning and Development

1. This Vacation shall be revised to retain 15-foot radius corners on the northwest corner of Hart Avenue and LaSalle Street, the northeast corner of Hart Avenue and Concord Street and the southwest corner of Hassell Avenue and LaSalle Street. Also this site shall dedicate any remnant pieces of property needed to complete the 15-foot radius corner on the northwest corner of Hart Avenue and LaSalle Street.2. Prior to the recordation of an Order of Vacation all public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense, or such modifications shall be guaranteed by provision of sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas.
2. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.
3. All development shall be in conformance with code requirements and design standards of all City departments.
4. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.
5. If the Order of Vacation is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JULY 22, 2004**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**ABEYANCE - RENOTIFICATION - GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-4091 – APPLICANT/OWNER: UNIFIED CREDIT TRUST - Request to amend a portion of the Centennial Hills Interlocal Land Use Plan of the Centennial Hills Sector Plan of the General Plan FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL) on 20.35 acres adjacent to the northeast corner of Jones Boulevard and Horse Drive (APN: 125-12-202-001), Ward 6 (Mack).**

**C.C.: 08/18/04**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>7</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

**MOTION:**

**NIGRO – APPROVED subject to an added condition amending the application from DR (Desert Rural Density Residential) to R (Rural Density Residential) – UNANIMOUS with McSWAIN excused**

**To be heard by the City Council on 8/18/2004**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 12 [GPA-4091], Item 13 [ZON-4093], Item 14 [VAR-4094], and Item 15 [SDR-4095].

DAVID CLAPSADDLE, Planning and Development, stated that this item has been held several times. The original Site Plan reflected 88 lots, then a revised Site Plan reflected 71 lots, and now, the applicant submitted another revised Site Plan reflecting 62 lots. The new Site Plan would be 3.35 units per acre. Should the Commission choose to go forward with the General Plan Amendment, staff recommended changing the General Plan Amendment to R instead of

PLANNING COMMISSION MEETING OF JULY 22, 2004  
Planning and Development Department  
Item 12 – GPA-4091

**MINUTES – Continued:**

Low. In addition, staff requested Condition 1 on Item 13 [ZON-4093] be changed to reflect R-PD3 instead of R-PD4.

MR. CLAPSADDLE continued by stating along Horse Drive and Jones Boulevard, the lot sizes have increased, approximately 17,000 to 22,000 square feet. On the north side of the proposed project, there are 15 lots that back up to 12 existing lots and on the east side, there are seven lots that back up to five existing lots, which is a positive adjustment. The new Site Plan does not reflect any open space, where approximately 10,000 feet is required. Staff is concerned with the zero open space and the adjustments in the number of lots.

BOB GRONAUER, 3800 Howard Hughes Parkway, appeared on behalf of the applicant/owner. He concurred with staff's recommendations on the General Plan Amendment. Using the overhead, he gave an overview of the proposed project. The applicant's goal was to meet the intent and standards of the Iron Mountain Ranch, as the 20-acre proposed project is adjacent to the Iron Mountain Ranch Master Planned Community. The applicant has met with the residents to address their concerns and still achieve the standards of Iron Mountain Ranch. The residents preferred that the larger lots be situated around the perimeter of the project. Their main concern was the lot sizes and would rather have the open space used within the lot sizes, which would give the residents some private open space in their backyards. He thanked the residents, particularly MS. BEVERLY BLASKEY, the core group and Planning and Development staff for working with them on this convoluted application.

BRUCE MEACHAM, 8305 Fulton Ranch Street, stated his property is adjacent to the proposed property. He purchased his property in January 2004 specifically because of the zoning, and he opposed to any rezoning on this parcel. He stated he was not aware of any previous meeting, only this one.

MR. GRONAUER clarified for COMMISSIONER DAVENPORT that an identical project was done within a year that is located across the street from this proposed project. At that time, the residents requested a condition allowing them to have horses on their properties. The proposed project is not designed for horse properties; however, there may be some guidelines that would allow horses on the properties that meet the ½ acre requirements. COMMISSIONER DAVENPORT was concerned about a potential problem with the larger lots being able to have horses and the smaller ones not being able to do so. MR. GRONAUER agreed to a stipulation that no horses would be allowed on these properties.

PLANNING COMMISSION MEETING OF JULY 22, 2004  
Planning and Development Department  
Item 12 – GPA-4091

**MINUTES – Continued:**

COMMISSIONER EVANS stated he would not oppose to the change on the General Plan Amendment or the zoning. He is concerned with the lack of open space, as it is a critical component of the project. MR. GRONAUER commented that the question would be just how much of the open space would be usable. The majority of the residents would probably be using their backyards, as they would have large backyards.

VICE CHAIRMAN NIGRO stated that sometimes priorities do exist that are worth making concessions, such as zero open space, because lots are significantly larger, the density is higher and the open space is not programmable in nature.

COMMISSIONER DAVENPORT concurred with VICE CHAIRMAN NIGRO'S comments. He added that he would have a concern if the number of lots increased without open space. Since this is not the case, as the number of lots has decreased, so he would support the application.

CHAIRMAN TRUESDELL thanked MR. GRONAUER for working with staff in resolving the residents' concerns.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 12 [GPA-4091], Item 13 [ZON-4093], Item 14 [VAR-4094], and Item 15 [SDR-4095].

(6:49 – 7:07)

**1-1460**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JULY 22, 2004**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**ABEYANCE - RENOTIFICATION - REZONING RELATED TO GPA-4091 - PUBLIC HEARING - ZON-4093 – APPLICANT/OWNER: UNIFIED CREDIT TRUST - Request for a Rezoning FROM: U (UNDEVELOPED) [D-R (DESERT RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: R-PD5 (RESIDENTIAL PLANNED DEVELOPMENT - 5 UNITS PER ACRE) on 20.35 acres adjacent to the northeast corner of Jones Boulevard and Horse Drive (APN: 125-12-202-001), Ward 6 (Mack).**

**C.C.: 08/18/04**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>7</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO – APPROVED subject to conditions and amending the following condition:**

1. The request shall be amended to ***R-PD3*** (Residential Planned Development – 3 units per acre.

**And adding the following condition:**

***No horses will be allowed on any of the properties.***

**– UNANIMOUS with McSWAIN excused**

**To be heard by the City Council on 8/18/2004**

**MINUTES:**

**NOTE: See Item 12 [GPA-4091] for all related discussion on Item 12 [GPA-4091], Item 13 [ZON-4093], Item 14 [VAR-4094] and Item 15 [SDR-4095].**

**(6:49 – 7:07)**

**1-1460**

PLANNING COMMISSION MEETING OF JULY 22, 2004  
Planning and Development Department  
Item 13 – ZON-4093

**CONDITIONS:**

Planning and Development

1. The request shall be amended to *R-PD3* (Residential Planned Development – 3 units per acre).
2. No horses will be allowed on any of the properties.

Public Works

3. Dedicate 40 feet of right-of-way adjacent to this site for Jones Boulevard, 40 feet for Horse Drive and a 54-foot radius on the northeast corner of Jones Boulevard and Horse Drive. Additional dedications in accordance with Standard Drawing #234.1 along Jones Boulevard shall also be provided unless otherwise allowed by the City Traffic Engineer.
4. Construct half-street improvements, including appropriate overpaving if legally able, on Jones Boulevard and Horse Drive adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the north and west boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
5. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
6. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Final Map, whichever may occur first, if allowed by the City Engineer.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JULY 22, 2004**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**ABEYANCE - RENOTIFICATION - VARIANCE RELATED TO GPA-4091 AND ZON-4093 - PUBLIC HEARING - VAR-4094 - APPLICANT/OWNER: UNIFIED CREDIT TRUST** - Request for a Variance TO ALLOW ZERO SQUARE FEET OF OPEN SPACE WHERE 11,000 SQUARE FEET IS REQUIRED FOR AN 88 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 20.35 acres adjacent to the northeast corner of Jones Boulevard and Horse Drive (APN: 125-12-202-001), U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre], Ward 6 (Mack).

**C.C.: 08/18/04**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>2</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO – APPROVED subject to conditions – UNANIMOUS with McSWAIN excused**

**To be heard by the City Council on 8/18/2004**

**MINUTES:**

NOTE: See Item 12 [GPA-4091] for all related discussion on Item 12 [GPA-4091], Item 13 [ZON-4093], Item 14 [VAR-4094] and Item 15 [SDR-4095].

(6:49 – 7:07)

**1-1460**

PLANNING COMMISSION MEETING OF JULY 22, 2004  
Planning and Development Department  
Item 14 – VAR-4094

**CONDITIONS:**

Planning and Development

1. Conformance to the Conditions of Approval for Rezoning (ZON-4093) and Site Development Plan Review (SDR-4095).
2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council
3. In lieu of compliance with the open space requirements of Municipal Code 19.06.040, the developer will be allowed to make a contribution to the City of Las Vegas Parks CIP Fund in the amount of \$116,092 to be utilized by the City Council for improvements to existing public parks nearby. This contribution must be made to Land Development prior to approval of a Final Map; otherwise the developer is still required to comply with the Open Space requirement in accordance with Title 19 of the Las Vegas Municipal Code.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JULY 22, 2004**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**ABEYANCE - RENOTIFICATION - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-4091, ZON-4093, AND VAR-4094 - SDR-4095 - APPLICANT/OWNER: UNIFIED CREDIT TRUST - Request for a Site Development Plan Review FOR AN 66 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT AND FOR A WAIVER OF PERIMETER LANDSCAPING REQUIREMENTS on 20.35 acres adjacent to the northeast corner of Jones Boulevard and Horse Drive (APN: 125-12-202-001), U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre)], Ward 6 (Mack).**

**C.C.: 08/18/04**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>7</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO – APPROVED subject to conditions and amending the following condition:**

4. All development shall be in conformance with the site plan and building elevations, date stamped July 17, 2004 for a maximum of 62 lots, except as amended by conditions herein.

**And adding the following condition:**

*No horses will be allowed on any of the properties.*

**– UNANIMOUS with McSWAIN excused**

**To be heard by the City Council on 8/18/2004**

**MINUTES:**

**NOTE:** See Item 12 [GPA-4091] for all related discussion on Item 12 [GPA-4091], Item 13 [ZON-4093], Item 14 [VAR-4094] and Item 15 [SDR-4095].



PLANNING COMMISSION MEETING OF JULY 22, 2004  
Planning and Development Department  
Item 15 – SDR-4095

**MINUTES -- Continued:**

(6:49 – 7:07)  
**1-1460**

**CONDITIONS:**

Planning and Development

1. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
2. A Rezoning (ZON-1025) to an R-PD2 (Residential Planned Development - 2 Units Per Acre) Zoning District approved by the City Council.
3. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
4. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
5. Maximum building height shall not exceed two stories or 35 feet, whichever is less.
6. The setbacks for this development shall be a minimum of 20 feet to the front of the house, 5 feet on the side, 7.5 feet on the corner side, and 15 feet in the rear.
7. The landscaping plan shall be amended to show conformance to Code Standards.
8. Landscaping and a permanent underground sprinkler system for common open space areas shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
9. Air conditioning units shall not be mounted on rooftops.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
11. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
12. All City Code requirements and design standards of all City departments must be satisfied.

PLANNING COMMISSION MEETING OF JULY 22, 2004  
Planning and Development Department  
Item 15 – SDR-4095

**CONDITIONS – Continued:**

Public Works

13. Gated access driveways, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222A.
14. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
15. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
16. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-4093 and all other subsequent site-related actions.
17. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
18. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first. We note that non-standard knuckles, including private street/private drive intersections are proposed within this subdivision.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JULY 22, 2004**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**ABEYANCE - RENOTIFICATION - GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-3933 - CITY OF LAS VEGAS** - Request to amend the Master Plan Transportation Trails Element of the General Plan to add and remove certain trail alignments to be consistent with the Regional Transportation Commission's "Non-Motorized Alternative Transportation Mode Master Plan." Wards: 2 (Wolfson), 3 (Reese), 4 (Brown) and 6 (Mack).

**C.C.: 08/18/04**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

**0**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

**0**

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

**MOTION:**

**NIGRO – APPROVED – UNANIMOUS with McSWAIN excused**

**To be heard by the City Council on 8/18/2004**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

MARGO WHEELER, Planning and Development, stated this application is to amend the City's Master Plan Transportation Trails Element of the General Plan to bring it into conformance with the Regional Transportation Commission's (RTC's) Non-Motorized Alternative Transportation Mode Master Plan.

PLANNING COMMISSION MEETING OF JULY 22, 2004  
Planning and Development Department  
Item 16 – GPA-3933

**MINUTES – Continued:**

Trails would be deleted in the Kyle Canyon Gateway area, as they would be required as part of the development agreement between the City of Las Vegas and the appointed developer. In addition, there would be changes in the Lone Mountain Master Plan area because the trails have been made obsolete by recent development that includes its own circulation plan in that area. Lastly, trails would be added to link the City's trail system to the Summerlin and Peccole Ranch trails system. MS. WHEELER thanked TOM PERRIGO, Comprehensive Planning Manager, for the aforementioned information.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.  
(7:07 – 7:09)  
**1-2200**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JULY 22, 2004**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

**ABEYANCE - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-3938 - APPLICANT: NEWAY CHURCH OF GOD IN CHRIST** - Request for a Site Development Plan Review, Waivers of the Commercial Development Standards TO ALLOW A 10-FOOT FRONT YARD SETBACK WHERE 20 FEET IS THE MINIMUM REQUIRED, A REDUCTION IN THE AMOUNT OF REQUIRED FOUNDATION LANDSCAPING, AND WAIVERS OF THE PERIMETER AND PARKING LOT LANDSCAPING STANDARDS FOR A PROPOSED 4,594 SQUARE-FOOT CHURCH/ HOUSE OF WORSHIP on 0.48 acres adjacent to the northeast corner of "D" Street and Monroe Avenue (APN: 139-27-111-061 and 062), C-2 (General Commercial) Zone, Ward 5 (Weekly).

**C.C.: 08/18/04**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends this item be WITHDRAWN WITHOUT PREJUDICE.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report – Not Applicable

**MOTION:**

**NIGRO** – Motion to bring forward and **HOLD IN ABEYANCE** Item 71 [MSP-4622] to 8/12/2004 Planning Commission meeting, Item 35 [ZON-4623], Item 36 [SDR-4626], Item 37 [GPA-4631], Item 38 [ZON-4635], Item 39 [SDR-4638], Item 47 [GPA-4649], Item 48 [ZON-4646], Item 49 [VAR-4648] and Item 50 [SDR-4647] to 8/26/2004 Planning Commission meeting, Item 31 [GPA-4609], Item 32 [VAR-4671] and Item 33 [SDR-4606] to 9/09/2004 Planning Commission meeting; **WITHDRAW WITHOUT PREJUDICE** Item 17 [SDR-3938], Item 27 [SUP-4439] and Item 34 [GPA-4621] – **UNANIMOUS** with McSWAIN excused

**MINUTES:**

DAVID CLAPSADDLE, Planning and Development, stated that letters are on file for each of the requests, with the exception of Item 35 [ZON-4623] and Item 36 [SDR-4626].

(6:10 – 6:13)

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JULY 22, 2004**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**ABEYANCE - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4182 - APPLICANT: TESA PARTNERS I - OWNER: RANCHO PINES II, LIMITED PARTNERSHIP** - Request for a Site Development Plan Review FOR A MEDICAL OFFICE DEVELOPMENT CONSISTING OF FOUR 4,000 SQUARE FOOT SINGLE STORY BUILDINGS on 1.49 acres adjacent to the west side of Torrey Pines Drive, approximately 200 feet north of Rancho Drive (APN: 138-02-214-003), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Mack).

**C.C.: 08/18/04**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO – APPROVED subject to conditions – UNANIMOUS with McSWAIN excused**

**To be heard by the City Council on 8/18/2004**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated the application was held in abeyance so that the applicant could redesign the Site Plan. There are three 5,000 square-foot office buildings, the interior circulation was improved and the parking is more compatible. With the exception of one additional tree required in the parking lot landscape, the project conforms to the standards of the Code.

PLANNING COMMISSION MEETING OF JULY 22, 2004  
Planning and Development Department  
Item 18 – SDR-4182

**MINUTES – Continued:**

He continued by giving a brief history on the access point to Torrey Pines Drive. He then stated that this application has access to Torrey Pines Drive, which aligns with Sierra Pines Court. Being that this new application is for medical office use and not commercial use, as well as, the applicant met with residents to discuss access to Torrey Pines Drive, staff suggested that the Commission could review the application based on merit. MR. CLAPSADDLE pointed out that office use has lower traffic generation rate, decreased parking and lower in intensity than commercial development.

DOUG RICH, 3664 N. Rancho Drive, appeared on behalf of the applicant. He added that the previous request in 1998 was a separate application for a 90,000 square-foot storage unit, as this proposed project is different. Although the parking complied with the Code, the layout was revised so that it would be more aesthetically pleasing and accessible.

CHAIRMAN TRUESDELL complimented the plan and its improvements. COMMISSIONER STEINMAN pointed out, for the record, that initially there was 16,000 square feet in four buildings and with the revised proposed project, it is now 16,500 square feet in three buildings. However, he complimented how the project flows through the center of the project and out to Torrey Pines, even if there is additional square footage in the center portion of the project. VICE CHAIRMAN NIGRO added that it is more efficient.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(7:09 – 7:13)

**1-2286**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JULY 22, 2004**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**ABEYANCE - REZONING - PUBLIC HEARING - ZON-4452 - APPLICANT: GARRETT, LIMITED LIABILITY COMPANY - OWNER: KEVIN GOLSHAN - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT – 3 UNITS PER ACRE) on 8.79 acres adjacent to the northeast corner of Jones Boulevard and Deer Springs Way (APN: 125-24-201-002), Ward 6 (Mack).**

**C.C.: 08/18/04**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO – APPROVED subject to conditions and amending the following condition:**

3. The site plan shall be revised and approved by the Planning and Development Department prior to the time of application is made for a tentative map to reflect an average lot size of 11,000 square feet and no lot being smaller than 8,800 square feet  
– UNANIMOUS with McSWAIN excused

**To be heard by the City Council on 8/18/2004**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 19 [ZON-4452] and Item 20 [SDR-4455].



PLANNING COMMISSION MEETING OF JULY 22, 2004  
Planning and Development Department  
Item 19 – ZON-4452

**MINUTES – Continued:**

DAVID CLAPSADDLE, Planning and Development, stated that this item was held in abeyance from the last meeting due to new representation. There is R-PD development to the east of this proposed property, which is also for 29 lots. Staff objects to this application due to the close proximity of the RE lots to the south side of Deer Springs, which are ½ acre lots. On the west side of Jones, there are lots zoned RE and are developed on very large rural estate lots. The property to the north is also RE. Further north, there are no pending applications for that portion. The lot sizes range from 8,900 to 17,882 square feet. The surrounding lots are ½ acre so there is a compatibility issue.

PAUL LARSEN, Attorney, 300 South 4<sup>th</sup> Street, used the overhead and reiterated MR. CLAPSADDLE'S comments. He added that there would be no landscaping in the area of the existing bus turnout. He made one correction by stating the proposed project is for 28 lots. Lot 29 was eliminated so there would be open space throughout the site. This project is consistent with the project to the east of this site, there would be less density and it is compatible with the Master Plan. It was ATTORNEY LARSEN'S opinion that there is some consistency with the neighborhood, even though there is an existing cemetery catty corner across the intersection of Deer Springs and Jones, but the residents would probably not object to this project.

RON UNGER, 5920 Mello Avenue, made reference to another proposed project appearing before the Commission today relating to open space, Item 22 [VAR-4462]. He stated he opposed the project. However, if the application is approved, he requested that the entrance be moved from Deer Springs Way to Jones Boulevard and the egress and ingress would be directly across the street from his backyard. He can enter into his property from Deer Springs Way and Mello Avenue, and his back entrance would be directly opposite Talon Drive. He felt that this, along with the outcome of Item 22 would have an impact on his property relative to traffic.

CRAIG SHIRLEY, 5901 Mello Avenue, stated he opposed the project. One of the requirements of the R-PD zone is that the proposed project is compatible with the surrounding land use. He gave a brief history on the R-PD3 development immediately to the east of this proposed property. The lots immediately to the south of the proposed development between Deer Springs Way and Mello Avenue are one-acre lots with horses, including a very large property to the west of the proposed project. He referenced a previous item that the Commission approved stipulating that no horses would be allowed. He felt that approval of the proposed project would create a neighborhood conflict by placing high-density units immediately next to horse properties.

PLANNING COMMISSION MEETING OF JULY 22, 2004  
Planning and Development Department  
Item 19 – ZON-4452

**MINUTES – Continued:**

ATTORNEY LARSEN stated that the developer would be the same for this proposed project and the one immediately to the east of the proposed project. Some of the proposed lots are smaller than 11,000 square feet; however, one of the conditions limits the lots to 11,000 square feet. So, the applicant would like this condition deleted from the Site Development Plan Review. The residents have requested to have either fewer lots or greater landscaping along Deer Springs Way and Leon Avenue. The applicant agreed to provide the enhanced landscaping.

MR. CLAPSADDLE responded to CHAIRMAN TRUESDELL that the Tentative Map was presented to the Commission on February 12, 2004.

COMMISSIONER EVANS questioned if the application was approved with removing the condition relating to the minimum lot size of 11,000 square feet, then the Site Plan would be irrelevant. The applicant would then have to come forward with another Site Plan. MR. CLAPSADDLE responded that if the application was approved, the Commission would see the Tentative Map.

COMMISSIONER DAVENPORT discussed with staff looking into relocating the entrance to Jones Boulevard. DAVID GUERRA, Public Works, expressed a concern since Jones is a larger right-of-way with a higher volume of traffic than Deer Springs. In addition, there may be a problem with median cuts at that location. COMMISSIONER DAVENPORT complimented the site plan and configuration of the open space, which creates a pleasing visual. He urged that the same concept be included into any redesign.

COMMISSIONER NIGRO indicated that this is a difficult project to evaluate. Relying on recent Commission actions, this project compares well as far as layout, compliance with the open space and larger lots on the corners and perimeter of the project. MR. CLAPSADDLE questioned whether Condition 3 would be included or deleted. CHAIRMAN TRUESDELL stated he was concerned with the lots under the 11,000 square feet and equally with possible compromise of a well-liked site plan as a result of redesigning. ATTORNEY LARSEN pointed that another project to the east has the same layout where the 11,000 square foot condition was eliminated by City Council. COMMISSIONER NIGRO agreed that the condition should be deleted. While he would prefer is to see the maximum number of lots achieve that size, it would be inappropriate to redesign the project at this meeting. ROBERT GENZER, Director of Planning and Development Department, suggested that staff work with the applicant pursuant to that direction prior to the City Council hearing. Perhaps the condition could be amended for the lots to average 11,000, but staff will work with the applicant. ATTORNEY LARSEN agreed to work with staff.

No one appeared in opposition.

PLANNING COMMISSION MEETING OF JULY 22, 2004  
Planning and Development Department  
Item 19 – ZON-4452

**MINUTES – Continued:**

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 19 [ZON-4452] and Item 20 [SDR-4455].

(7:13 – 7:33)

**1-2507**

**CONDITIONS:**

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review application (SDR-4455) approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.
3. The site plan shall be revised and approved by the Planning and Development Department prior to the time of application is made for a tentative map to reflect an average lot size of 11,000 square feet and no lot being smaller than 8,800 square feet

Public Works

4. Construct half-street improvements including appropriate overpaving on Jones Boulevard and Deer Springs Way adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
5. If not already constructed, extend public sewer from Bradley Road to this site to a location and depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

PLANNING COMMISSION MEETING OF JULY 22, 2004  
Planning and Development Department  
Item 19 – ZON-4452

**CONDITIONS – Continued:**

6. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JULY 22, 2004**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**ABEYANCE - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4452 - PUBLIC HEARING – SDR-4455 - APPLICANT: GARRETT, LIMITED LIABILITY COMPANY - OWNER: KEVIN GOLSHAN - Request for a Site Development Plan Review FOR A 29 LOT SINGLE FAMILY DEVELOPMENT on 8.79 acres located adjacent to the northeast corner of Jones Boulevard and Deer Springs Way (APN: 125-24-201-002), R-E (Residence Estates) Zone [PROPOSED: R-PD3 (Residential Planned Development – 3 Units Per Acre)], Ward 6 (Mack).**

**C.C.: 08/18/04**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO – APPROVED subject to conditions and amending the following conditions:**

4. The site plan shall be revised and approved by the Planning and Development Department prior to the time of application is made for a tentative map to reflect an average lot size of 11,000 square feet and no lot being smaller than 8,800 square feet
5. All development shall be in conformance with the site plan and building elevations, date stamped 5/10/04, except as amended by conditions herein.

**– UNANIMOUS with McSWAIN excused**

**To be heard by the City Council on 8/18/2004**

**MINUTES:**

**NOTE: See Item 19 [ZON-4452] for all related discussion on Item 19 [ZON-4452] and Item 20 [SDR-4455].**

(7:13 – 7:33)  
**1-2507**

PLANNING COMMISSION MEETING OF JULY 22, 2004  
Planning and Development Department  
Item 20 – SDR-4455

**CONDITIONS:**

Planning and Development

1. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
2. A Rezoning (ZON-4452) to a R-PD3 (Residential Planned Development – 3 Units Per Acre) Zoning District approved by the City Council.
3. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
4. The site plan shall be revised and approved by the Planning and Development Department prior to the time of application is made for a tentative map to reflect an average lot size of 11,000 square feet and no lot being smaller than 8,800 square feet
5. All development shall be in conformance with the site plan and building elevations, date stamped 5/10/04, except as amended by conditions herein.
6. Building height shall not exceed two stories or 35 feet, whichever is less.
7. The setbacks for this development shall be a minimum of 15 feet to the front of the house, 18 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, 10 feet on the corner side, 15 feet in the rear for interior lots, 20 feet in the rear for lots adjacent to Deer Springs Way and Leon Avenue.
8. The landscape plan shall be revised and approved by the Planning and Development Department prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within a six foot planter along Jones Boulevard and Deer Springs Way.
9. Air conditioning units shall not be mounted on rooftops
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.

PLANNING COMMISSION MEETING OF JULY 22, 2004  
Planning and Development Department  
Item 20 – SDR-4455

**CONDITIONS – Continued:**

11. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated. No perimeter or retaining wall shall exceed a height of eight feet without step backs in accordance with the Code.
12. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

13. The Special Improvement District section of the Department of Public Works must be contacted and appropriate written agreements (if necessary) must be executed by the property owner(s) of record prior to the recordation of a Final Map. The written agreements (if applicable) will allow the recalculation and/or the redistribution of all assessments of record on this site.
14. This site will be subject to the traffic signal impact fee as required by Ordinance No. 5644 at the time permits are issued.
15. Gated access drives, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222A.
16. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
17. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
18. Site development to comply with all applicable conditions of approval for ZON-4452 and all other site-related actions.
19. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.



PLANNING COMMISSION MEETING OF JULY 22, 2004  
Planning and Development Department  
Item 20 – SDR-4455

**CONDITIONS – Continued:**

20. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the approval of a Tentative Map or construction plans. Approval of this Site Development Review does not constitute approval of any deviations. If such approval cannot be obtained, a revised Site Plan must be submitted showing elimination of such deviations. A deviation for non-standard knuckles at street bends is required.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JULY 22, 2004**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**ABEYANCE - REZONING - PUBLIC HEARING - ZON-4459 - APPLICANT: RUTH L. BOYD & DEAN KATRIS - OWNER: BOYD FAMILY PARTNERSHIP, LIMITED PARTNERSHIP & JONES BELTWAY, LIMITED LIABILITY COMPANY** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE) on 47.46 acres on the northeast corner of Jones Boulevard and the 215 Beltway (APN: 125-24-401-001, 002, 010, 011, and 125-24-302-014), Ward 6 (Mack).

**C.C.: 08/18/04**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

**50**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

**0**

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at meeting – Letter of Opposition – Craig Shirley

**MOTION:**

**NIGRO – APPROVED subject to conditions – Motion carried with TRUESDELL and EVANS voting NO and McSWAIN excused**

**To be heard by the City Council on 8/18/2004**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 21 [ZON-4459], Item 22 [VAR-4462] and Item 23 [SDR-4461].

DAVID CLAPSADDLE, Planning and Development Department, stated that a revised site plan was submitted since the last hearing reducing the number of lots from 163 to 162. That reduction has allowed the developer to meet the open space requirement. This will eliminate the

variance request. Staff does not oppose the ten-foot wall, which was approved across the street by the

PLANNING COMMISSION MEETING OF JULY 22, 2004  
Planning and Development Department  
Item 21 – ZON-4459

**MINUTES – Continued:**

County and will result in a consistent streetscape. Staff still recommended denial based on the abutting R-E lots. There is no ability to combine the properties into a flexible R-PD project in this establish rural neighborhood at the heavily traveled Jones and 215 intersection. Staff reviewed the conditions of approval for the County portion which required lot sizes of 10 to 12,000 square feet. These smaller lots are not compatible. Staff recommended denial.

ATTORNEY JENNIFER LAZOVICH, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and outlined the overall project. The beltway is immediately to the south of the project and fronting the 100-foot right-of-way of Jones Boulevard. This plan balances competing interests of Jones and the beltway as well as the R-E property to north and east. There is no General Plan Amendment because the project and its density meet the General Plan. She pointed out that the larger lots would be to the north and to the east. The smaller lots would be situated towards the off ramp. The applicant agreed to installing an eight-foot decorative block wall, lots 62 to 73 would be single story, there would lamp lighting instead of street lights to maintain the rural lifestyle, no access onto Leon Avenue, an emergency access gate would be installed and there would not be any sidewalks on Leon Avenue.

LINDA MAYERS, 5801 Ano Drive, stated that she supports development on this parcel but opposed this application. She, as well as, other residents felt that the proposed project is incompatible, dense and incompatible and is not in accordance with the Centennial Hills Sector Plan and its goals for the open space plan in areas such as the northwest area. She thanked ATTORNEY LAZOVICH for hosting the neighborhood meeting and allowing the residents to express their concerns and/or suggestions. She is also concerned with the impact this proposed project, 163 houses, would have with increased traffic exiting onto Jones Boulevard.

CRAIG SHIRLEY, 5901 Mello Avenue, submitted a letter of opposition to this proposed project. He would like to see a project that is consistent and compatible with the adjacent properties. He added that most of the residents have approximately one-acre lots with horse ownership. In addition, the purpose of the Residence Estates District is to provide for low-density residential units located on large lots and conveying a rural environment. Should this high density proposed project be approved, it would create an ongoing stream of conflict with the residents.

ATTORNEY LAZOVICH felt that the applicant had accomplished not intruding into the existing residential development with this proposed development, including their efforts to add conditions to mitigate some of the residents' concerns. DAVID GUERRA, Public Works, concurred that the applicant is continuing to work on the throat depth on Jones Boulevard to better comply with the City of Las Vegas requirements. The access to Jones Boulevard is

directly across from Rome Boulevard. This location could be signalized in the future but would not be much intrusive.

PLANNING COMMISSION MEETING OF JULY 22, 2004  
Planning and Development Department  
Item 21 – ZON-4459

**MINUTES – Continued:**

ATTORNEY LAZOVICH added that the applicant would also be willing to do a livestock disclosure so the new residents would be informed that the existing residents to the north and east of the proposed project have livestock.

ATTORNEY LAZOVICH explained to CHAIRMAN TRUESDELL that the applicant intends to develop the entire piece of property, so the standard design of the intersection has already been determined. He was concerned about the final outcome with the exit point at Jones Boulevard and 215 Beltway. ED TANEY, Taney Engineering, 4445 S. Jones Boulevard, responded that the off-ramp would be west bound on Centennial Boulevard and going north on Jones Boulevard. This would be separate from the applicant's boundary line by 80 to 100 feet. He added that there is not a frontage road on Centennial Boulevard to the east of Jones Boulevard. He reiterated MR. GUERRA'S valid comments to CHAIRMAN TRUESDELL regarding the option of increasing the throat depth on Jones Boulevard or provide a deceleration lane. CHAIRMAN TRUESDELL stressed the concern with morning and evening traffic exiting from one access point. MR. TANEY responded that this concern would be addressed with the Traffic Impact Analysis study. He was advised by the traffic engineer that under current and projected future conditions, residents would be able to make adequate right and left turns coming out of the 100 feet queuing depth, without backing up traffic within the subdivision.

MR. TANEY confirmed for COMMISSIONER GOYNES that the proposed project currently has one exit point onto Jones Boulevard but this could be adjusted, such as secondary exit point across from the cemetery, which has no egression or ingress movements. In response to COMMISSIONER GOYNES' question, MR. TANEY stated with the 100 feet boundary line, the block wall would be high enough so that the vehicular traffic could only see residents' homes but not into their backyards.

VICE CHAIRMAN NIGRO felt that the residents had valid concerns relative to impacts with higher density developments within their neighborhoods. However, he felt that the applicant has made much effort to buffer this development from the larger lots. He questioned if this proposed project is not compatible with the neighborhood, then what alternative project would be more compatible with the neighborhood and the interchange and Jones Boulevard. ATTORNEY LAZOVICH informed VICE CHAIRMAN NIGRO that the proposed homes range from 2,100 to 3,000 + square feet. He then commented that in many master planned communities, higher density homes are placed immediately adjacent to freeways because the homes act as a buffer to the freeway or other high volume traffic roadways. He would support the proposed project because he felt that these homes could be compatible, such as the case with some established master planned communities that have apartment complexes next to significantly larger lots.

PLANNING COMMISSION MEETING OF JULY 22, 2004  
Planning and Development Department  
Item 21 – ZON-4459

**MINUTES – Continued:**

COMMISSIONER GOYNES concurred with VICE CHAIRMAN NIGRO. He added that he has not typically supported these types of applications where properties abut up against homes that have horses. However, he was pleased to see that the applicant would be willing to have the livestock disclosure. He hoped that the residents would see, in time, and feel more comfortable with having the larger RE lots towards them. His one concern was with the high density and what would happen to Jones Boulevard over the next few years, as this street is leading up to a heavily traveled thoroughfare.

COMMISSIONER STEINMAN concurred with VICE CHAIRMAN NIGRO. He added that the buffer is greatly needed and appreciated the effort to mitigate the impact of this proposed project. Even though his concern is he would like to see a secondary exit point, he would support the application.

In response to COMMISSIONER DAVENPORT'S question, MR. GUERRA replied that staff felt it would not be wise to place a condition requiring a traffic signal without a traffic study to ensure that it would warrant a traffic signal. He added that the developer would pay a proportionate cost as a ratio relative to the impact this project would have on this signal. In the future, should the signal be warranted, then it would be installed. ATTORNEY LAZOVICH verified for COMMISSIONER DAVENPORT that the fire emergency access gate is on Leon Avenue. MR. GUERRA stated because Cowboy Trail is a public street, the Code required that it be completed as a standard cul-de-sac. ATTORNEY LAZOVICH commented that Leon Avenue dead-ends into Centennial Boulevard and goes north up to Ano Drive.

CHAIRMAN TRUESDELL liked the project but did not like the cul-de-sac in the middle of the open space area. In addition, he concurred with the Commissioners regarding concern with the one exit point. He felt that compromises were being made due to density rather than a better plan. VICE CHAIRMAN NIGRO stressed the need for a secondary exit point and supported the residents request to not have traffic going onto a rural street.

ATTORNEY LAZOVICH stated, for the record, the requested added conditions by the applicant and concurred with staff's conditions, including the added conditions.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 21 [ZON-4459], Item 22 [VAR-4462] and Item 23 [SDR-4461].

PLANNING COMMISSION MEETING OF JULY 22, 2004  
Planning and Development Department  
Item 21 – ZON-4459

**MINUTES -- Continued:**

(6:18 – 6:19)  
**1-401**

**CONDITIONS:**

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Dedicate 60 feet of right-of-way adjacent to this site for any remaining portion of Cowboy Trail and the appropriate cul-de-sac radius. Dedicate appropriate right-of-way necessary for a knuckle acceptable to the Department of Public Works at the intersection of Leon Avenue and Centennial Parkway, unless otherwise allowed by the City Engineer.
4. Construct half-street improvements on Jones Boulevard and Cowboy Trail adjacent to this site concurrent with development. Also construct half-street improvements on Leon Avenue including appropriate overpaving and a knuckle acceptable to the Department of Public Works at the Centennial Boulevard intersection, unless otherwise allowed by the City Engineer, concurrent with development. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
5. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
6. The Special Improvement District section of the Department of Public Works must be contacted and appropriate written agreements (if necessary) must be executed by the property owner(s) of record prior to the recordation of a Final Map for this site. The written agreements (if applicable) will allow the recalculation and/or the redistribution of all assessments of record on this site.



PLANNING COMMISSION MEETING OF JULY 22, 2004  
Planning and Development Department  
Item 21 – ZON-4459

**CONDITIONS -- Continued:**

7. Extend public sewer in Leon Avenue to the northern border of this site at a location and to a depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
8. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
9. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JULY 22, 2004**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**ABEYANCE - VARIANCE RELATED TO ZON-4459 - PUBLIC HEARING - VAR-4462 - APPLICANT: RUTH L. BOYD & DEAN KATRIS - OWNER: BOYD FAMILY PARTNERSHIP, LIMITED PARTNERSHIP & JONES BELTWAY, LIMITED LIABILITY COMPANY - Request for a Variance TO ALLOW 2.35 ACRES OF OPEN SPACE WHERE 2.44 IS REQUIRED; AND TO ALLOW A 10 FOOT WALL HEIGHT WHERE 8 FEET IS THE MAXIMUM HEIGHT ALLOWED FOR A PROPOSED RESIDENTIAL SUBDIVISION on 47.46 acres on the northeast corner of Jones Boulevard and the 215 Beltway (APN: 125-24-401-001, 002, 010, 011, and 125-24-302-014), R-E (Residence Estates) Zone [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre)], Ward 6 (Mack).**

**C.C.: 08/18/04**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>50</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**NIGRO – APPROVED subject to conditions and the Withdrawal Without Prejudice of the open space variance and deleting Condition 1 – Motion carried with EVANS voting NO and McSWAIN excused**

**To be heard by the City Council on 8/18/2004**

**MINUTES:**

**NOTE: See Item 21 [ZON-4459] for all related discussion on Item 21 [ZON-4459], Item 22 [VAR-4462] and Item 23 [SDR-4461].**

**(7:13 – 7:33)**

**1-2507**

PLANNING COMMISSION MEETING OF JULY 22, 2004  
Planning and Development Department  
Item 22 – VAR-4462

**CONDITIONS:**

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-4459) and Site Development Plan Review (SDR-4461).
2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

Public Works

3. Grading information and cross sections must be provided with the Tentative Map submittal for this site and shall comply with the City of Las Vegas Title 18 Subdivision Ordinance; if compliance cannot be met Waivers may be required.
4. Site development to comply with all applicable conditions of approval for Rezoning Application ZON-4459, Site Development Plan Review SDR-4461 and all other site-related actions.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JULY 22, 2004**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**ABEYANCE - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4459 & VAR-4462 - PUBLIC HEARING - SDR-4461 - APPLICANT: RUTH L. BOYD & DEAN KATRIS - OWNER: BOYD FAMILY PARTNERSHIP, LIMITED PARTNERSHIP & JONES BELTWAY, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A 163 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 47.46 acres on the northeast corner of Jones Boulevard and the 215 Beltway (APN: 125-24-401-001, 002, 010, 011, and 125-24-302-014), R-E (Residence Estates) Zone [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre)], Ward 6 (Mack).**

**C.C.: 08/18/04**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>50</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO – APPROVED subject to conditions and adding the following conditions:**

**Lots 62 through 73 shall be one story only.**

**The applicant shall provide an eight-foot decorative block wall along the northern and northeastern boundary, lots 62 through 73, of the project, which is immediately adjacent to the existing RE lots.**

**There shall be no ingress or egress on Leon Avenue, subject to the approval of the Fire Department and/or Traffic Department. However, the applicant shall provide an emergency access gate on Leon Avenue.**

**The interior of the project will consist of lamplighting and no street lights. The open space are shall be illuminated with lamplight or bollard lighting.**

**The developer shall provide a livestock disclosure statement to each buyer, which advises them of the possibility of livestock on RE lots.**

PLANNING COMMISSION MEETING OF JULY 22, 2004  
Planning and Development Department  
Item 23 – SDR-4461

**MOTION – Continued:**

**The developer shall request from the City of Las Vegas to defer the sidewalk and streetlight requirements on Leon Avenue. The developer shall propose a rural curb or rural standards on Leon Avenue.**

**The approval of the application is pursuant to the plans submitted at the July 22, 2004 Planning Commission meeting.**

**The applicant shall provide a maximum of 162 lots on this development.**

**The applicant shall provide a revised Site Plan to the Planning and Development Department prior to the next City Council meeting.**

**– Motion carried with TRUESDELL and EVANS voting NO and McSWAIN excused**

**To be heard by the City Council on 8/18/2004**

**MINUTES:**

NOTE: See Item 21 [ZON-4459] for all related discussion on Item 21 [ZON-4459], Item 22 [VAR-4462] and Item 23 [SDR-4461].

(7:13 – 7:33)

**1-2507**

**CONDITIONS:**

Planning and Development

1. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
2. A Rezoning (ZON-4459) to a Residential Planned Development - 3 Units Per Acre Zoning District and Variance (VAR-4462) approved by the City Council.
3. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
4. All development shall be in conformance with the site plan and building elevations, date stamped 7/21/04, except as amended by conditions herein.
5. The standards for this development shall include the following: building height shall not exceed two stories or 35 feet, whichever is less.
6. The setbacks for this development shall be a minimum of 15 feet to the side loaded garage and the front of the house, 20 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, 10 feet on the corner side, and 20 feet in the rear.

PLANNING COMMISSION MEETING OF JULY 22, 2004  
Planning and Development Department  
Item 23 – SDR-4461

**CONDITIONS -- Continued:**

7. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect the multi-use transportation trail to be consistent with design guidelines.
8. Air conditioning units shall not be mounted on rooftops.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
10. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
11. All City Code requirements and design standards of all City departments must be satisfied.
12. Lots 62 through 73 shall be one story only.
13. The applicant shall provide an eight-foot decorative block wall along the northern and northeastern boundary, lots 62 through 73, of the project, which is immediately adjacent to the existing RE lots.
14. There shall be no ingress or egress on Leon Avenue, subject to the approval of the Fire Department and/or Traffic Department. However, the applicant shall provide an emergency access gate on Leon Avenue.
15. The interior of the project will consist of lamplighting and no street lights. The open space are shall be illuminated with lamplight or bollard lighting.
16. The developer shall provide a livestock disclosure statement to each buyer, which advises them of the possibility of livestock on RE lots.
17. The developer shall request from the City of Las Vegas to defer the sidewalk and streetlight requirements on Leon Avenue. The developer shall propose a rural curb or rural standards on Leon Avenue.
18. The approval of the application is pursuant to the plans submitted at the July 22, 2004 Planning Commission meeting.

PLANNING COMMISSION MEETING OF JULY 22, 2004  
Planning and Development Department  
Item 23 – SDR-4461

**CONDITIONS -- Continued:**

19. The applicant shall provide a maximum of 162 lots on this development.
20. The applicant shall provide a revised Site Plan to the Planning and Development Department prior to the next City Council meeting.

Public Works

21. Coordinate with the City Surveyor to determine whether a Merger and Resubdivision Map or other map is necessary and comply with recommendations.
22. Provide written verification from Clark County that all rights-of-way for the beltway have been provided prior to the submittal of a Tentative Map for this site.
23. Gated entry drives shall be designed, located and constructed in accordance with Standard Drawing #222a. The Jones Boulevard entry drive shall have a minimum ingress and egress radius of 25-feet unless otherwise allowed by the City Traffic Engineer.
24. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
25. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
26. Site development to comply with all applicable conditions of approval for ZON-4459 and all other subsequent site-related actions.
27. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JULY 22, 2004**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**ABEYANCE - REZONING - PUBLIC HEARING - ZON-4368 - APPLICANT: CARINA HOMES - OWNERS: RONALD AND CAROLYN MICH'L** - Request for a Rezoning FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: R-PD6 (RESIDENTIAL PLANNED DEVELOPMENT - 6 UNITS PER ACRE) on 10.52 acres adjacent to the northwest corner of Farm Road and Hualapai Way (APN: 126-13-601-004, 006, 008 and 009), Ward 6 (Mack).

**C.C.: 08/18/04**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO – APPROVED subject to conditions – UNANIMOUS with McSWAIN excused**

**To be heard by the City Council on 8/18/2004**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 24 [ZON-4368], Item 25 [VAC-4420] and Item 26 [SDR-4370].

KYLE WALTON, Planning and Development Department, indicated that as presented the rezoning conforms to the General Plan, the vacation is appropriate and does not interfere with planned traffic and the site development plan reflects sufficient open space and landscaping. The project was examined in relation to the Cliff's Edge standards and was found to comply with or exceed those standards as well as City standards. The only deviations from Cliff's Edge standards are a reduction to the rear setback and less parking, particularly for visitors. Staff recommended approval of all three applications.



PLANNING COMMISSION MEETING OF JULY 22, 2004  
Planning and Development Department  
Item 24 – ZON-4368

**MINUTES – Continued:**

REBECCA RALSTON, 2881 Business Park Court, appeared on behalf of the applicant and with the project engineer CHRIS KROFT, Wright Engineers, and agreed that all three applications comply with City standards. COMMISSIONER EVANS questioned why the item was not abeyed. DEPUTY CITY ATTORNEY BRYAN SCOTT explained the original abeyance was to allow the Focus Group to review the project and, following that abeyance, this is the first hearing.

MR. WRIGHT summarized a meeting with the City Engineer in order to obtain a waiver of standards for knuckles, which is already in place. Otherwise the project does meet or exceed Cliff's Edge and City standards.

ATTORNEY MARK FIORENTINO, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of the master developer of Providence. He recapped the history of the area. Time, energy and resources went in to the master plan for the 1,200 acres. Ownership was hodge podge and the zoning projected for PCD. The specific goals of the PCD designation was to encourage compatible, coordinated development in areas with this type of fractured ownership. The coordination would address infrastructure such as roads and trails. The Focus Group worked for many years to acquire both the public and privately held land. After considerable work to create the master plan there were numerous public hearings and additional work with the City to develop standards. Uniform standards were very important to everyone.

This project is fairly dense, even by City standards, at approaching 7.5 units per acre. The standards were a trade off for density versus architecture and design. He cited Section 4.11 and the requirement that applications be referred to the Focus Group for preparation of a report. This is the same process followed by developers within Cliff's Edge. The goal was that staff would review an application with the benefit of such a report. It would mean everyone was reviewing the same set of plans. The 30-day standard was very important to provide the time for Cliff's Edge review by Focus Group staff, two architects and an engineer for application of the design guides.

There has been intimation that the Focus Group purposefully was delaying the process. The chronology is Carina submitted plans to the Focus Group in early May and the process began even though the plans were not received from the City and no formal application had been filed with the City. Carina called after a couple of weeks that the plans were being revised. Nothing happened until he personally saw the items on an agenda. There had been no notice and these plans had never been referred to the Focus Group. When asked, Carina was unwilling to abey the items. Even though it was less than 30 days to the applicable Planning Commission meeting, the Focus Group was willing to work within the timeframe allotted.

PLANNING COMMISSION MEETING OF JULY 22, 2004  
Planning and Development Department  
Item 24 – ZON-4368

**MINUTES – Continued:**

The day after the last Planning Commission meeting, a package was submitted by Carina to his client. A few days later, City staff called MR. FIORENTINO to advise that the referral should come from the City. Again, this would ensure everyone was reviewing the same set of plans. On June 30, the plans were received from the City. The plans from Carina and those from the City are substantially different. He was called while on vacation for guidance and directed the Focus Group to review both sets of plans. There are issues with both sets of plans.

Carina's counsel writes a letter to City counsel, copying MR. FIORENTINO, raising objections to the entire process. Upon his return from vacation and reading the letter, he called Carina's counsel, who is now on vacation himself. MR. FIORENTINO asked that the attorney be called to authorize MR. FIORENTINO to work with Carina. Unfortunately, that attorney could not be reached. It was July 19 when he could speak with Carina's attorney, who authorized contact with Carina. The parties met July 21<sup>st</sup>. While the review is not complete, it is sufficient to discuss areas of concern and to work toward a compromise. They requested Carina abey the item again, but the request was denied. Carina set two more meetings, which failed on Thursday before calling to advise that they were unwilling to make changes.

At this point, his client's position is the development agreement is clear. There is a history of resolving differences between the master developer and developers of other projects. His client's first major point is that the presentation of the trail for this project is different than the rest of the trail. Second is that this project is adjacent to another by Woodside Homes and the abutting units are narrower than those in Woodside. There are no single-story units in the Carina project, which will result in two-story homes five feet from the other development. Woodside was held to a minimum 10-foot setback.

ATTORNEY FIORENTINO agreed with the comment by DEPUTY CITY ATTORNEY BRYAN SCOTT that his client will not be prejudiced by Planning Commission approval. Certainly he will present his arguments to the City Council. However, the Planning Commission will be prejudiced by a significant change in the plan if the setback issue is resolved. The development agreement does not give his client the right to impose conditions on another private party. That was the role of the Planning Commission and City Council who adopted the agreement.

ATTORNEY FIORENTINO urged the Commission to abey the item. If not, he requested conditions be imposed that the trail be developed to match the rest of the trail and to require a minimum 10-foot setback on all perimeter lots.

PLANNING COMMISSION MEETING OF JULY 22, 2004  
Planning and Development Department  
Item 24 – ZON-4368

**MINUTES – Continued:**

COMMISSIONER EVANS reiterated the concerns raised by ATTORNEY FIORENTINO and questioned DEPUTY CITY ATTORNEY SCOTT as to the standing of the Focus Group. DEPUTY CITY ATTORNEY SCOTT clarified that the Focus Group has the right to review such plans before process by the City and submit recommendations. The City is not bound by the recommendations. If the Commission believes the issues need to be addressed, the Commission can impose appropriate conditions. COMMISSIONER EVANS also questioned whether talks between the developers have reached an impasse, citing the letter from Carina's counsel stating Carina is independent, not subject to oversight or review by the Focus Group and would not agree to further delay.

MS. RALSTON concurred with the position taken by Carina's counsel. There are areas within the history she would disagree with. That attorney could not be present because he is a County Commissioner. MS. RALSTON indicated that the review process actually began in April. That is not relevant. The intent has been to cooperate, even though that was a courtesy. The City provided a different cross-section for the trial, putting their design off by four feet. That has been resolved by a dedication of what was open space. Carina is looking to meet the 10-foot setback on 85% of the lots, but was told that was unsatisfactory by the Focus Group. A concern was raised with the reconfiguration because it violates the entire Carina program. Carina builds a high-end product in response to market studies. This is one of three small-lot products. The master plan for the area is 8 units per acre, where this project is 6.6 per acre.

In order to do this small-lot product, Carina carved out the highly amenitized open space. Focus Group asked that be made linear and long as well as reconfigure some of the houses to provide the 10-foot setback. This precludes the community center, pool and spa area which are very desired by their buyers. The confusion was a result of misdirection from all sides. The intent was always to make a good faith attempt to cooperate. The deviation identified resulted from working with City Engineering to provide for utility corridors and drainage access. This project is consistent with the goals and intent of the City Council's commitment via the subject development agreement.

MS. RALSTON presented photographs and urged those interested to visit Lamplight Square at Coronado Ranch in the County in order to see the amenities and setbacks. CHAIRMAN TRUESDELL confirmed with MS. RALSTON that she concurred with all conditions.

PLANNING COMMISSION MEETING OF JULY 22, 2004  
Planning and Development Department  
Item 24 – ZON-4368

**MINUTES – Continued:**

CHAIRMAN TRUESDELL expressed his understanding of the position of the Focus Group. The trial and setbacks are important. There should be some flexibility in the plan, but the process should not be delayed. The parties have time to work together prior to the City Council hearing and he would hope for better communication. The intent of the master plan is for consistency and both sides should work with the intent to address the concerns of the neighbors, as there is a viable solution.

COMMISSIONER NIGRO concurred with the comments by CHAIRMAN TRUESDELL. A delay would not serve any purpose. Any adjacent property owner has a right to express concerns. Unfortunately the site plan does not reflect the adjacent properties and he can only rely on staff's review. DEPUTY CITY ATTORNEY SCOTT suggested the concerns with the site plan be addressed at this hearing. CHAIRMAN TRUESDELL discussed with MS. RALSTON that Carina will work up a composite to demonstrate the homes in the other subdivision.

DAVID CLAPSADDLE, Planning and Development Department, read additional conditions for the site development plan review into the record and CHAIRMAN TRUESDELL confirmed with MS. RALSTON that she concurred with them.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 24 [ZON-4368], Item 25 [VAC-4420] and Item 26 [SDR-4370].

(8:17 – 8:56)

**2-1267**

**CONDITIONS:**

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review application (SDR-4370) approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Dedicate an additional 10 feet of right-of-way for a total half-street width of 80 feet on Farm Road adjacent to this site and dedicate an additional 29 feet of right-of-way for a total radius of 54 feet on the northwest corner of Farm Road and Hualapai Way. Additional dedications in accordance with Standard Drawing #201.1 shall also be

provided unless specifically not required in the approved Traffic Impact Analysis.

PLANNING COMMISSION MEETING OF JULY 22, 2004  
Planning and Development Department  
Item 24 – ZON-4368

**CONDITIONS – Continued:**

4. Construct half-street improvements including appropriate overpaving on Farm Road and Hualapai Way adjacent to this site concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site.
5. If not already in place at the time of development, construct a 12-inch sewer main in Hualapai Road from Severance Lane to Farm Road, an 8-inch sewer main in Hualapai Road from Farm Road to the north property line and a 10-inch sewer extension in Farm Road to the west property line at a location and depth acceptable to the City Engineer concurrent with development of this site. Provide a plan for such work to the Department of Public Works for approval prior to submittal of a Final Map for this site.
6. If not already constructed at the time of development provide a minimum of two lanes of paved, legal access to this site prior to occupancy of any units within this development.
7. Submit a Petition of Vacation for Donald Nelson Avenue; said Order of Vacation must be recorded prior to recordation of a Final Map abutting or overlying the area to vacated, and the Final Map must show the Recorder's number for the Vacation.
8. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JULY 22, 2004**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**ABEYANCE - VACATION RELATED TO ZON-4368 - VAC-4420 - APPLICANT: CARINA HOMES; OWNER: RON AND CAROLYN MICH'L, ET AL - Request for a Petition to vacate U. S. Government Patent Easements and the Donald Nelson Avenue Right of Way, generally located west of Hualapai Way, north of Farm Road, Ward 6 (Mack).**

**SET DATE: 08/04/04**

**C.C.: 08/18/04**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO – APPROVED subject to conditions – UNANIMOUS with McSWAIN excused**

**To be heard by the City Council on 8/18/2004**

**MINUTES:**

NOTE: See Item 24 [ZON-4368] for all related discussion on Item 24 [ZON-4368], Item 25 [VAC-4420] and Item 26 [SDR-4370].

(8:17 – 8:56)

**2-1267**

**CONDITIONS:**

1. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.
2. All development shall be in conformance with code requirements and design standards of all City departments.

PLANNING COMMISSION MEETING OF JULY 22, 2004  
Planning and Development Department  
Item 25 – VAC-4420

**CONDITIONS – Continued:**

3. If the Order of Vacation is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.
4. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Relinquishment of Interest and the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by ZON-4368 may be used to satisfy this requirement provided that it addresses the area to be vacated.
5. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Relinquishment of Interest or the Order of Vacation.
6. The Order of Relinquishment of Interest and Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JULY 22, 2004**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**ABEYANCE - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4368 & VAC-4420 - PUBLIC HEARING - SDR-4370 - APPLICANT: CARINA HOMES - OWNER: RONALD AND CAROLYN MICH'L - Request for a Site Development Plan Review FOR A 73-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 10.52 acres adjacent to the northwest corner of Farm Road and Hualapai Way (APN: 126-13-601-004, 006, 008 and 009), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: R-PD6 (Residential Planned Development - 6 Units Per Acre)], Ward 6 (Mack).**

**C.C.: 08/18/04**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO – APPROVED** subject to conditions, amending the following condition:

5. The setbacks for this development shall be a minimum of 20 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 3 feet on the side, 10 feet to the building, 10 feet on the corner side, and 5 feet in the rear.

**And adding the following conditions:**

- Amend the application from R-PD7 to R-PD6
- The trail along Hualapai Way be developed in conformance with the standards of Cliff's Edge

**- UNANIMOUS with McSWAIN excused**

**To be heard by the City Council on 8/18/2004**

PLANNING COMMISSION MEETING OF JULY 22, 2004  
Planning and Development Department  
Item 26 – SDR-4370

**MINUTES:**

NOTE: See Item 24 [ZON-4368] for all related discussion on Item 24 [ZON-4368], Item 25 [VAC-4420] and Item 26 [SDR-4370].

(8:17 – 8:56)

**2-1267**

**CONDITIONS:**

Planning and Development

1. A Rezoning [ZON-4368] to an R-PD7 (Residential Planned Development - 7 Units Per Acre) Zoning District approved by the City Council.
2. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
3. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
4. All development shall be in conformance with the site plan and building elevations, date stamped July 21, 2004, except as amended by conditions herein.
5. The setbacks for this development shall be a minimum of 20 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 3 feet on the side, 10 feet to the building, 10 feet on the corner side, and 5 feet in the rear.
6. Air conditioning units shall not be mounted on rooftops.
7. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
8. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.
9. All City Code requirements and design standards of all City departments must be satisfied.
10. Amend the application from R-PD7 to R-PD6.
11. The trial be developed in conformance with the standards.

PLANNING COMMISSION MEETING OF JULY 22, 2004  
Planning and Development Department  
Item 26 – SDR-4370

**CONDITIONS – Continued:**

Public Works

12. A petition of vacation for all right-of-way in conflict with the proposed site plan (Donald Nelson Avenue), such as VAC-4420, shall record prior to the recordation of a Final Map abutting or overlying the area to be vacated, and the Final Map must show the Recorder's numbers of the Vacations.
13. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
14. Grant pedestrian access easements and public utility easements for all sidewalks located outside of the public street right-of-way. The sidewalk shall be within a separate common lot.
15. Landscape and maintain all unimproved rights-of-way on Hualapai Way and Farm Road adjacent to this site.
16. Submit an Encroachment Agreement for all landscaping and private improvements located in the Hualapai Way and Farm Road public rights-of-way adjacent to this site prior to occupancy of this site.
17. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
18. Site development to comply with all applicable conditions of approval for ZON-4368 and all other subsequent site-related actions.
19. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first. We note that non-standard private drive/private street intersections are proposed within in this development.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JULY 22, 2004**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**ABEYANCE - SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4439 - APPLICANT: JIM MARCHESE - OWNER: ROSS REVOCABLE LIVING TRUST -** Request for a Special Use Permit FOR A FINANCIAL INSTITUTION, SPECIFIED WITH A SEPARATION OF ZERO FEET WHERE 200 IS REQUIRED FROM A RESIDENTIAL PROPERTY A SEPARATION OF 800 FEET WHERE 1,000 FEET IS REQUIRED FROM A SIMILAR USE at 9325 West Sahara Avenue (APN: 163-07-501-009), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).

**IF APPROVED: C.C.: 08/18/04**

**IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**0**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**0**

**RECOMMENDATION:**

Staff recommends this item be STRICKEN from the agenda.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO – Motion to bring forward and HOLD IN ABEYANCE Item 71 [MSP-4622] to 8/12/2004 Planning Commission meeting, Item 35 [ZON-4623], Item 36 [SDR-4626], Item 37 [GPA-4631, Item 38 [ZON-4635], Item 39 [SDR-4638], Item 47 [GPA-4649], Item 48 [ZON-4646], Item 49 [VAR-4648] and Item 50 [SDR-4647] to 8/26/2004 Planning Commission meeting, Item 31 [GPA-4609], Item 32 [VAR-4671] and Item 33 [SDR-4606] to 9/09/2004 Planning Commission meeting; WITHDRAW WITHOUT PREJUDICE Item 17 [SDR-3938], Item 27 [SUP-4439] and Item 34 [GPA-4621] – UNANIMOUS with McSWAIN excused**

**MINUTES:**

DAVID CLAPSADDLE, Planning and Development, stated that letters are on file for each of the requests, with the exception of Item 35 [ZON-4623] and Item 36 [SDR-4626].

(6:10 – 6:13)

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JULY 22, 2004**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-4587 - APPLICANT/OWNER: CITY OF LAS VEGAS -** Request to amend the Centennial Hills Interlocal Land Use Plan of the General Plan FROM: PR-OS (PARK/ RECREATION/ OPEN SPACE) TO: PCD (PLANNED COMMUNITY DEVELOPMENT) on 10.00 acres along the south side of Gilcrease Avenue, approximately 660 feet east of Hualapai Way (a portion of APN: 125-18-201-010), Ward 6 (Mack).

**C.C.: 08/18/04**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

**MOTION:**

**EVANS – APPROVED – UNANIMOUS with McSWAIN excused**

**To be heard by the City Council on 8/18/2004**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that originally the General Plan included 20 acres set aside for a park and public facilities. Only 10 acres are needed and the lease has been relinquished for the other 10 acres. The Bureau of Land Management will nominate the relinquished land for sale. Staff recommended approval. No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(8:56 – 8:58)

**2-2966**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JULY 22, 2004**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-4607 - APPLICANT: HELP LAS VEGAS HOUSING CORPORATION II & CITY OF LAS VEGAS - OWNER: CITY OF LAS VEGAS** - Request to amend a portion of the Southeast Sector Plan of the General Plan FROM: PF (PUBLIC FACILITIES) TO: H (HIGH DENSITY RESIDENTIAL) on 9.33 acres approximately 200 feet west of Owens Avenue and North Main Street along the south side of Owens Avenue (APN: 139-27-502-011), Ward 5 (Weekly).

**C.C.: 08/18/04**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

**MOTION:**

**NIGRO – APPROVED subject to conditions – UNANIMOUS with McSWAIN excused**

**To be heard by the City Council on 8/18/2004**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 29 [GPA-4607] and Item 30 [ZON-4608].

DAVID CLAPSADDLE, Planning and Development, stated amending the General Plan Amendment from PF (Public Facilities) to H (High Density) is in keeping with the development pattern of the area. The proposed project would be a multi-family development in the Downtown Urban Core, which would house homeless Veterans. MR. CLAPSADDLE pointed out that staff did not have an approved Site Plan, as this is one of the conditions prior to the applicant obtaining a permit. He added that the applicant desired to rezone only half of the site at this time

PLANNING COMMISSION MEETING OF JULY 22, 2004  
Planning and Development Department  
Item 29 – GPA-4607

**MINUTES – Continued:**

MARK BARTLETT, 500 Pilot Road, Lucchesi Raymond J Architects, appeared on behalf of the applicant. MR. BARTLETT stated that the applicant is responsible for developing approximately five acres. The applicant would like to stipulate that it would be a maximum of 200 units per acre. The applicant would like the availability of using height within the project in order to provide for amenities and additional open space. CHAIRMAN TRUESDELL verified that the applicant agreed with the stipulation of a maximum 200 units per acre on the 4.8-acre site. MR. BARTLETT verified for MR. CLAPSADDLE that the applicant would like to proceed with the 4.8 acres, the southern portion of the project. MR. CLAPSADDLE then stated that if there is going to have a multi-family development on this project, the City would be the owner. As a result, the planning and the rezoning should be for the entire parcel. MARGO WHEELER, Planning and Development, stated that the City owns both portions of the parcel, the HELP Las Vegas Housing Corporation and the City of Las Vegas. In this case, the parcel listed as parcel number 4, which shows the City initiated program, the applicant is the City on this portion. HELP Las Vegas Housing Corporation is the applicant on the other portion, which would keep the Zoning and the General Plan Amendment the same. So, staff is requesting that both portions go forward with the rezoning. MS. WHEELER confirmed for CHAIRMAN TRUESDELL that when the application comes forward on the Site Plan Review, that would be all that is required from the applicant. MR. BARTLETT concurred.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 29 [GPA-4607] and Item 30 [ZON-4608].

(6:40 – 6:49)

**1-1159**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JULY 22, 2004**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**REZONING RELATED TO GPA-4607 - PUBLIC HEARING - ZON-4608 - APPLICANT: HELP LAS VEGAS HOUSING CORPORATION II & CITY OF LAS VEGAS - OWNER: CITY OF LAS VEGAS** - Request for a Rezoning FROM: C-V (CIVIC) TO: R-5 (APARTMENT) on 9.33 acres approximately 200 feet west of Owens Avenue and North Main Street along the south side of Owens Avenue (APN: 139-27-502-011), Ward 5 (Weekly).

**C.C.: 08/18/04**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

**MOTION:**

**NIGRO – APPROVED subject to conditions – UNANIMOUS with McSWAIN excused**

**To be heard by the City Council on 8/18/2004**

**MINUTES:**

NOTE: See Item 29 [GPA-4607] for all related discussion on Item 29 [GPA-4607] and Item 30 [ZON-4608].

(6:40 – 6:49)

**1-1159**

**CONDITIONS:**

Planning and Development

1. A General Plan Amendment (GPA-4607) from PF (Public Facilities) to H (High Density Residential) approved by the City Council.
2. A Resolution of Intent with a two-year time limit.



PLANNING COMMISSION MEETING OF JULY 22, 2004  
Planning and Development Department  
Item 30 – ZON-4608

**CONDITIONS – Continued:**

3. An approved Site Development Plan Review for all future development on the site.

Public Works

4. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
5. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
6. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainage ways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JULY 22, 2004**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-4609 - APPLICANT: H&GG, LIMITED PARTNERSHIP, DAVID L. MASON REVOCABLE LIVING TRUST AND SHAG'S CAR WASH - OWNER: JAMES SHOUGHRO - Request to amend the Centennial Hills Interlocal Land Use Plan of the General Plan FROM: ML (MEDIUM-LOW DENSITY RESIDENTIAL) TO: GC (GENERAL COMMERCIAL) on 0.43 acres adjacent to the northeast corner of Sky Pointe Drive and Ranch House Road (APN: 125-27-201-004 and 005), C-2 (General Commercial) Zone, Ward 6 (Mack).**

**C.C.: 08/18/04**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

**MOTION:**

**NIGRO – Motion to bring forward and HOLD IN ABEYANCE Item 71 [MSP-4622] to 8/12/2004 Planning Commission meeting, Item 35 [ZON-4623], Item 36 [SDR-4626], Item 37 [GPA-4631, Item 38 [ZON-4635], Item 39 [SDR-4638], Item 47 [GPA-4649], Item 48 [ZON-4646], Item 49 [VAR-4648] and Item 50 [SDR-4647] to 8/26/2004 Planning Commission meeting, Item 31 [GPA-4609], Item 32 [VAR-4671] and Item 33 [SDR-4606] to 9/09/2004 Planning Commission meeting; WITHDRAW WITHOUT PREJUDICE Item 17 [SDR-3938], Item 27 [SUP-4439] and Item 34 [GPA-4621] – UNANIMOUS with McSWAIN excused**

**MINUTES:**

DAVID CLAPSADDLE, Planning and Development, stated that letters are on file for each of the requests, with the exception of Item 35 [ZON-4623] and Item 36 [SDR-4626].

(6:10 – 6:13)

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JULY 22, 2004**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**VARIANCE RELATED TO GPA-4609 - PUBLIC HEARING - VAR-4671 - APPLICANT: H&GG, LIMITED PARTNERSHIP, DAVID L. MASON REVOCABLE LIVING TRUST AND SHAG'S CAR WASH - OWNER: JAMES SHOUGHRO - Request for a Variance TO ALLOW A REAR SETBACK OF 28.9 FEET WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A MINIMUM OF 84.75 FEET IN CONJUNCTION WITH A PROPOSED SELF-SERVICE CAR WASH AND PET WASH on 0.43 acres adjacent to the northeast corner of Sky Pointe Drive and Ranch House Road (APN: 125-27-201-004 and 005), C-2 (General Commercial) Zone, Ward 6 (Mack).**

**C.C.: 08/18/04**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO – Motion to bring forward and HOLD IN ABEYANCE Item 71 [MSP-4622] to 8/12/2004 Planning Commission meeting, Item 35 [ZON-4623], Item 36 [SDR-4626], Item 37 [GPA-4631, Item 38 [ZON-4635], Item 39 [SDR-4638], Item 47 [GPA-4649], Item 48 [ZON-4646], Item 49 [VAR-4648] and Item 50 [SDR-4647] to 8/26/2004 Planning Commission meeting, Item 31 [GPA-4609], Item 32 [VAR-4671] and Item 33 [SDR-4606] to 9/09/2004 Planning Commission meeting; WITHDRAW WITHOUT PREJUDICE Item 17 [SDR-3938], Item 27 [SUP-4439] and Item 34 [GPA-4621] – UNANIMOUS with McSWAIN excused**

**MINUTES:**

DAVID CLAPSADDLE, Planning and Development, stated that letters are on file for each of the requests, with the exception of Item 35 [ZON-4623] and Item 36 [SDR-4626].

(6:10 – 6:13)

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JULY 22, 2004**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-4609 - PUBLIC HEARING – SDR-4606 - APPLICANT: H&GG, LIMITED PARTNERSHIP, DAVID L. MASON REVOCABLE LIVING TRUST AND SHAG'S CAR WASH - OWNER: JAMES SHOUGHRO - Request for a Site Development Plan Review FOR A SELF SERVE CAR WASH AND PET WASH; A WAIVER OF DISTANCE REQUIREMENT TO ALLOW A TRASH ENCLOSURE TO BE 28 FEET FROM RESIDENTIAL USES WHERE 50 FEET IS REQUIRED AND A WAIVER TO REDUCE PERIMETER LANDSCAPING REQUIREMENTS on 0.43 acres adjacent to the northeast corner of Sky Pointe Drive and Ranch House Road (APN: 125-27-201-004 and 005), C-2 (General Commercial) Zone, Ward 6 (Mack).**

**C.C.: 08/18/04**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO – Motion to bring forward and HOLD IN ABEYANCE Item 71 [MSP-4622] to 8/12/2004 Planning Commission meeting, Item 35 [ZON-4623], Item 36 [SDR-4626], Item 37 [GPA-4631], Item 38 [ZON-4635], Item 39 [SDR-4638], Item 47 [GPA-4649], Item 48 [ZON-4646], Item 49 [VAR-4648] and Item 50 [SDR-4647] to 8/26/2004 Planning Commission meeting, Item 31 [GPA-4609], Item 32 [VAR-4671] and Item 33 [SDR-4606] to 9/09/2004 Planning Commission meeting; WITHDRAW WITHOUT PREJUDICE Item 17 [SDR-3938], Item 27 [SUP-4439] and Item 34 [GPA-4621] – UNANIMOUS with McSWAIN excused**

**MINUTES:**

DAVID CLAPSADDLE, Planning and Development, stated that letters are on file for each of the requests, with the exception of Item 35 [ZON-4623] and Item 36 [SDR-4626].

(6:10 – 6:13)

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JULY 22, 2004**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**GENERAL PLAN AMENDMENT - PUBLIC HEARING – GPA-4621 - APPLICANT: NEVADA HOMES GROUP - OWNER: HUALAPAI NEVADA, LIMITED LIABILITY COMPANY - Request to amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL) on 5.35 acres adjacent to the southeast corner of Hualapai Way and Dorrell Lane (APN: 125-19-201-001 and 003), Ward 6 (Mack).**

**C.C.: 08/18/04**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>4</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

**MOTION:**

**NIGRO – Motion to bring forward and HOLD IN ABEYANCE Item 71 [MSP-4622] to 8/12/2004 Planning Commission meeting, Item 35 [ZON-4623], Item 36 [SDR-4626], Item 37 [GPA-4631], Item 38 [ZON-4635], Item 39 [SDR-4638], Item 47 [GPA-4649], Item 48 [ZON-4646], Item 49 [VAR-4648] and Item 50 [SDR-4647] to 8/26/2004 Planning Commission meeting, Item 31 [GPA-4609], Item 32 [VAR-4671] and Item 33 [SDR-4606] to 9/09/2004 Planning Commission meeting; WITHDRAW WITHOUT PREJUDICE Item 17 [SDR-3938], Item 27 [SUP-4439] and Item 34 [GPA-4621] – UNANIMOUS with McSWAIN excused**

**MINUTES:**

DAVID CLAPSADDLE, Planning and Development, stated that letters are on file for each of the requests, with the exception of Item 35 [ZON-4623] and Item 36 [SDR-4626].

(6:10 – 6:13)

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JULY 22, 2004**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**REZONING RELATED TO GPA-4621 - PUBLIC HEARING - ZON-4623 - PUBLIC HEARING - APPLICANT: NEVADA HOMES GROUP - OWNER: HUALAPAI NEVADA, LIMITED LIABILITY COMPANY - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-PD5 (RESIDENTIAL PLANNED DEVELOPMENT - 5 UNITS PER ACRE) on 5.35 acres adjacent to the southeast corner of Hualapai Way and Dorrell Lane (APN: 125-19-201-001 and 003), Ward 6 (Mack).**

**C.C.: 08/18/04**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>1</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO – Motion to bring forward and HOLD IN ABEYANCE Item 71 [MSP-4622] to 8/12/2004 Planning Commission meeting, Item 35 [ZON-4623], Item 36 [SDR-4626], Item 37 [GPA-4631, Item 38 [ZON-4635], Item 39 [SDR-4638], Item 47 [GPA-4649], Item 48 [ZON-4646], Item 49 [VAR-4648] and Item 50 [SDR-4647] to 8/26/2004 Planning Commission meeting, Item 31 [GPA-4609], Item 32 [VAR-4671] and Item 33 [SDR-4606] to 9/09/2004 Planning Commission meeting; WITHDRAW WITHOUT PREJUDICE Item 17 [SDR-3938], Item 27 [SUP-4439] and Item 34 [GPA-4621] – UNANIMOUS with McSWAIN excused**

**MINUTES:**

DAVID CLAPSADDLE, Planning and Development, stated that letters are on file for each of the requests, with the exception of Item 35 [ZON-4623] and Item 36 [SDR-4626].

VICE CHAIRMAN NIGRO requested the applicant to have another neighborhood meeting to discuss this application due to the revised Site Plan.

(6:10 – 6:13)

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JULY 22, 2004**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-4621 & ZON-4623 - PUBLIC HEARING - SDR-4626 - APPLICANT: NEVADA HOMES GROUP - OWNER: HUALAPAI NEVADA, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A 27 LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 5.35 acres adjacent to the southeast corner of Hualapai Way and Dorrell Lane (APN: 125-19-201-001 and 003), R-E (Residence Estates) Zone [PROPOSED: R-PD5 (Residential Planned Development – 5 Units Per Acre)], Ward 6 (Mack).**

**C.C.: 08/18/04**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>1</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO – Motion to bring forward and HOLD IN ABEYANCE Item 71 [MSP-4622] to 8/12/2004 Planning Commission meeting, Item 35 [ZON-4623], Item 36 [SDR-4626], Item 37 [GPA-4631, Item 38 [ZON-4635], Item 39 [SDR-4638], Item 47 [GPA-4649], Item 48 [ZON-4646], Item 49 [VAR-4648] and Item 50 [SDR-4647] to 8/26/2004 Planning Commission meeting, Item 31 [GPA-4609], Item 32 [VAR-4671] and Item 33 [SDR-4606] to 9/09/2004 Planning Commission meeting; WITHDRAW WITHOUT PREJUDICE Item 17 [SDR-3938], Item 27 [SUP-4439] and Item 34 [GPA-4621] – UNANIMOUS with McSWAIN excused**

**MINUTES:**

DAVID CLAPSADDLE, Planning and Development, stated that letters are on file for each of the requests, with the exception of Item 35 [ZON-4623] and Item 36 [SDR-4626].

VICE CHAIRMAN NIGRO requested the applicant to have another neighborhood meeting to discuss this application due to the revised Site Plan.

(6:10 – 6:13)

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JULY 22, 2004**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-4631 -**  
**APPLICANT/OWNER: CHARLES H. SHIELDS -** Request to amend a portion of the Centennial Hills Interlocal Land Use Plan of the General Plan FROM: R (RURAL) TO: O (OFFICE) on 0.96 acres at 7180 West Azure Drive (APN: 125-27-503-008), Ward 6 (Mack).

**C.C.: 08/18/04**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

**MOTION:**

**NIGRO –** Motion to bring forward and **HOLD IN ABEYANCE** Item 71 [MSP-4622] to 8/12/2004 Planning Commission meeting, Item 35 [ZON-4623], Item 36 [SDR-4626], Item 37 [GPA-4631, Item 38 [ZON-4635], Item 39 [SDR-4638], Item 47 [GPA-4649], Item 48 [ZON-4646], Item 49 [VAR-4648] and Item 50 [SDR-4647] to 8/26/2004 Planning Commission meeting, Item 31 [GPA-4609], Item 32 [VAR-4671] and Item 33 [SDR-4606] to 9/09/2004 Planning Commission meeting; **WITHDRAW WITHOUT PREJUDICE** Item 17 [SDR-3938], Item 27 [SUP-4439] and Item 34 [GPA-4621] – **UNANIMOUS** with McSWAIN excused

**MINUTES:**

DAVID CLAPSADDLE, Planning and Development, stated that letters are on file for each of the requests, with the exception of Item 35 [ZON-4623] and Item 36 [SDR-4626].

(6:10 – 6:13)



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JULY 22, 2004**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**REZONING RELATED TO GPA-4631 - PUBLIC HEARING - ZON-4635 - APPLICANT/OWNER: CHARLES H. SHIELDS - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.96 acres at 7180 West Azure Drive (APN: 125-27-503-008), Ward 6 (Mack).**

**C.C.: 08/18/04**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO – Motion to bring forward and HOLD IN ABEYANCE Item 71 [MSP-4622] to 8/12/2004 Planning Commission meeting, Item 35 [ZON-4623], Item 36 [SDR-4626], Item 37 [GPA-4631, Item 38 [ZON-4635], Item 39 [SDR-4638], Item 47 [GPA-4649], Item 48 [ZON-4646], Item 49 [VAR-4648] and Item 50 [SDR-4647] to 8/26/2004 Planning Commission meeting, Item 31 [GPA-4609], Item 32 [VAR-4671] and Item 33 [SDR-4606] to 9/09/2004 Planning Commission meeting; WITHDRAW WITHOUT PREJUDICE Item 17 [SDR-3938], Item 27 [SUP-4439] and Item 34 [GPA-4621] – UNANIMOUS with McSWAIN excused**

**MINUTES:**

DAVID CLAPSADDLE, Planning and Development, stated that letters are on file for each of the requests, with the exception of Item 35 [ZON-4623] and Item 36 [SDR-4626].

(6:10 – 6:13)

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JULY 22, 2004**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-4631 & ZON-4635 - PUBLIC HEARING - SDR-4638 – APPLICANT/OWNERS: CHARLES H. SHIELDS -**  
 Request for a Site Development Plan Review FOR A PROPOSED OFFICE PARKING LOT on 0.96 acres at 7180 West Azure Drive (APN: 125-27-503-008), R-E (Residence Estates) Zone [PROPOSED: P-R (Professional Office and Parking)], Ward 6 (Mack).

**C.C.: 08/18/04**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO – Motion to bring forward and HOLD IN ABEYANCE Item 71 [MSP-4622] to 8/12/2004 Planning Commission meeting, Item 35 [ZON-4623], Item 36 [SDR-4626], Item 37 [GPA-4631, Item 38 [ZON-4635], Item 39 [SDR-4638], Item 47 [GPA-4649], Item 48 [ZON-4646], Item 49 [VAR-4648] and Item 50 [SDR-4647] to 8/26/2004 Planning Commission meeting, Item 31 [GPA-4609], Item 32 [VAR-4671] and Item 33 [SDR-4606] to 9/09/2004 Planning Commission meeting; WITHDRAW WITHOUT PREJUDICE Item 17 [SDR-3938], Item 27 [SUP-4439] and Item 34 [GPA-4621] – UNANIMOUS with McSWAIN excused**

**MINUTES:**

DAVID CLAPSADDLE, Planning and Development, stated that letters are on file for each of the requests, with the exception of Item 35 [ZON-4623] and Item 36 [SDR-4626].

(6:10 – 6:13)

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JULY 22, 2004**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-4634 - APPLICANT: D.R. HORTON, INC. - OWNER: SPRING MOUNTAIN RANCH, LIMITED LIABILITY COMPANY** - Request to Amend a portion of the Centennial Hills Interlocal Land Use Plan of the General Plan FROM: SC (SERVICE COMMERCIAL) TO: ML (MEDIUM-LOW DENSITY RESIDENTIAL) on 17.83 acres adjacent to the southwest corner of Horse Drive and Fort Apache Road (APN: 125-07-710-001 and 125-08-322-001), Ward 6 (Mack).

**C.C.: 08/18/04**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

**MOTION:**

**STEINMAN – DENIED – Motion carried with NIGRO and DAVENPORT voting NO, TRUESDELL abstaining because one of the agents in his office is involved in a contract with DR Horton and McSWAIN excused**

**To be heard by the City Council on 8/18/2004**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 40 [GPA-4634], Item 41 [ZON-4640], Item 42 [VAR-4642] and Item 43 [SDR-4641].

DAVID CLAPSADDLE, Planning and Development Department, outlined staff's consistent concern with converting commercial property to residential in this northwest area. As for the variance, there is no justification for the variance and the failure to meet the code requirements for granting such a variance. The z-lot configuration of this site plan raises issues with identifying the lot lines during inspection. Staff recommended denial of all four applications.

PLANNING COMMISSION MEETING OF JULY 22, 2004  
Planning and Development Department  
Item 40 – GPA-4634

**MINUTES – Continued:**

JEFF ANDERSON, DR Horton Homes, 3513 East Russell Road, Suite D, submitted photographs of the area. Residential zoning is more compatible with the existing R-PD2 on two sides, park across the street and a public facility/residential uses to the north. The commercial land use is isolated, with the bulk of commercial zoning for the area in Town Center on the other side of the freeway. There is additional commercial property which includes a grocery store and fast food restaurant to support residential use within two miles of this site.

As to the variance, this project is directly across from a public park. In addition, there will be a dedication for right-of-way that will further impact such a small project. There is a small amount of interior open space over and above the perimeter open space and anticipated right-of-way taking. Lastly, the design provides larger lots as private open space versus the public open space. The developer agreed to put in the fencing on the property line to alleviate the concerns with the z-lot design.

JEFF CHRISMAN, 8447 Bandit's Bluff, appeared as a representative of the Spring Mountain Ranch Master Homeowners Association. As a resident, he opposed changing the commercial property zoning which serves as a buffer from the freeway frontage street. Horse Street will eventually be a major street and future commercial development will be highly utilized by area residents. As a board member, his association is concerned with homes being developed in an area that was excluded from the master association. The association owns and maintains the private park across the street from the property in question. Therefore the park should not be viewed as an alternative to open space within the proposed project. His association further agrees with staff's evaluation requiring the developer to contribute to park land.

TODD SCHWARTZ, 9112 Watermelon Seed, stated he lives adjacent to the park. He and his neighbors are excited about the rezoning. He submitted preliminary plans for the exit. Commercial development at that site would create a traffic situation. There is sufficient commercial development at Durango. He questioned what homeowners association this project would fall under and supported the park contribution by the developer. While he supports the rezoning, he remained concerned about the reduction of open space.

MR. ANDERSON rebutted that the intent is to annex into the Spring Mountain Ranch homeowners association and that would provide access to the private park as well.

COMMISSIONER STEINMAN indicated the City would be in trouble in the future by failing to provide for necessary commercial zoning. This is the perfect site for commercial uses that will serve that portion of the community well. Those opposed knew the land was zoned commercial when they purchased their homes. He would not support rezoning the property. COMMISSIONER EVANS concurred.

PLANNING COMMISSION MEETING OF JULY 22, 2004  
Planning and Development Department  
Item 40 – GPA-4634

**MINUTES – Continued:**

There was discussion to locate the park currently zoned SC. The designs of off-ramps exist to place the parcel into the residential area. MR. ANDERSON clarified that the actual freeway exit is up from Horse Drive. The City owns the land itself and that which is not used will be returned to the Bureau of Land Management. CHAIRMAN TRUESDELL suggested Public Works would be better able to clarify the situation. MR. GUERRA answered that MR. ANDERSON had explained it very well, including the return to BLM of the unused land and its eventual disposal through sale.

COMMISSIONER NIGRO noted that developing the parcel commercially involved various challenges, including the interchange issue. Everything cannot be considered during a master planning process. In this instance, the interchanges were not designed at the time of the master plan. There will be significant traffic along Horse Drive and around the park and that traffic will be different for commercial development versus residential development. It is compatible for residential development. He would strongly suggest or impose a condition that the project be included into the homeowners association that maintains the park. In addition, some of the park contribution by the developer should go to that private park.

DEPUTY CITY ATTORNEY BRYAN SCOTT clarified for the Commission that a super majority of five was only required for approval. Denial required only a majority vote.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 40 [GPA-4634], Item 41 [ZON-4640], Item 42 [VAR-4642] and Item 43 [SDR-4641].

(8:58 – 9:20)

**2-3067**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JULY 22, 2004**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**REZONING RELATED TO GPA-4634 - PUBLIC HEARING - ZON-4640 - PUBLIC HEARING - APPLICANT: D.R. HORTON, INC.- OWNER: SPRING MOUNTAIN RANCH, LIMITED LIABILITY COMPANY - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) AND C-2 (GENERAL COMMERCIAL) TO: R-PD6 (RESIDENTIAL PLANNED DEVELOPMENT - 6 UNITS PER ACRE) on 17.83 acres adjacent to the southwest corner of Horse Drive and Fort Apache Road (APN: 125-07-710-001 and 125-08-322-001), Ward 6 (Mack).**

**C.C.: 08/18/04**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**STEINMAN – DENIED – Motion carried with NIGRO and DAVENPORT voting NO, TRUESDELL abstaining because one of the agents in his office is involved in a contract with DR Horton and McSWAIN excused**

**To be heard by the City Council on 8/18/2004**

**MINUTES:**

NOTE: See Item 40 [GPA-4634] for all related discussion on Item 40 [GPA-4634], Item 41 [ZON-4640], Item 42 [VAR-4642] and Item 43 [SDR-4641].

(8:58 – 9:20)

**2-3067**

PLANNING COMMISSION MEETING OF JULY 22, 2004  
Planning and Development Department  
Item 41 – ZON-4640

**CONDITIONS:**

Planning and Development

1. A General Plan Amendment (GPA-4634) to a Medium-Low Density Residential land use designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit.
3. A Site Development Plan Review application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. Coordinate with the City Engineer's Division to determine what impacts, if any, the proposed Horse Drive interchange may have on this site. Final right-of-way and required improvements for Horse Drive and Sky Pointe Drive (AKA U.S. 95 Frontage Road) adjacent to this site shall be determined at the time of approval of the Tentative Map. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site.
5. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
6. Extend public sewer in Fort Apache Road to the northern edge of this site at a location and to a depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

PLANNING COMMISSION MEETING OF JULY 22, 2004  
Planning and Development Department  
Item 41 – ZON-4640

**CONDITIONS – Continued:**

7. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JULY 22, 2004**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**VARIANCE RELATED TO GPA-4634 & ZON-4640 - PUBLIC HEARING - VAR-4642 - APPLICANT: D.R. HORTON, INC. - OWNER: SPRING MOUNTAIN RANCH, LIMITED LIABILITY COMPANY - Request for a Variance TO ALLOW ZERO OPEN SPACE WHERE 1.65 ACRES ARE REQUIRED FOR A SINGLE FAMILY DEVELOPMENT on 17.83 acres adjacent to the southwest corner of Horse Drive and Fort Apache Road (APN: 125-07-710-001 and 125-08-322-001), R-E (Residence Estates) and C-2 (General Commercial) Zones [PROPOSED: R-PD6 (Residential Planned Development- 6 Units Per Acre)], Ward 6 (Mack).**

**C.C.: 08/18/04**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**STEINMAN – DENIED – Motion carried with NIGRO and DAVENPORT voting NO, TRUESEDELL abstaining because one of the agents in his office is involved in a contract with DR Horton and McSWAIN excused**

**To be heard by the City Council on 8/18/2004**

**MINUTES:**

**NOTE: See Item 40 [GPA-4634] for all related discussion on Item 40 [GPA-4634], Item 41 [ZON-4640], Item 42 [VAR-4642] and Item 43 [SDR-4641].**

**(8:58 – 9:20)**

**2-3067**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JULY 22, 2004**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-4634, ZON-4640 & VAR-4642 - PUBLIC HEARING - SDR-4641 - APPLICANT: D.R. HORTON, INC. - OWNER: SPRING MOUNTAIN RANCH, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A 100 LOT RESIDENTIAL DEVELOPMENT on 17.83 acres adjacent to the southwest corner of Horse Drive and Fort Apache Road (APN: 125-07-710-001 and 125-08-322-001), R-E (Residence Estates) and C-2 (General Commercial) Zones [PROPOSED: R-PD6 (Residential Planned Development - 6 Units Per Acre)], Ward 6 (Mack).**

**C.C.: 08/18/04**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**STEINMAN – DENIED – Motion carried with NIGRO and DAVENPORT voting NO, TRUESEDELL abstaining because one of the agents in his office is involved in a contract with DR Horton and McSWAIN excused**

**To be heard by the City Council on 8/18/2004**

**MINUTES:**

**NOTE: See Item 40 [GPA-4634] for all related discussion on Item 40 [GPA-4634], Item 41 [ZON-4640], Item 42 [VAR-4642] and Item 43 [SDR-4641].**

**(8:58 – 9:20)**

**2-3067**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JULY 22, 2004**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-4637 - APPLICANT/OWNER: SF INVESTMENTS, LIMITED LIABILITY COMPANY** - Request to Amend a portion of the Southwest Sector Plan of the General Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL) on 2.5 acres adjacent to the southwest corner of Peak Drive and Bronco Street (APN: 138-14-701-003), Ward 5 (Weekly).

**C.C.: 08/18/04**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

**MOTION:**

**GOYNES – APPROVED – UNANIMOUS with McSWAIN excused**

**To be heard by the City Council on 8/18/2004**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open for Item 44 [GPA-4637], Item 45 [WVR-4767] and Item 46 [ZON-4644].

KYLE WALTON, Planning and Development Department, advised that the low-density designation is appropriate adjacent to rural designated areas and is a transition from rural to the higher density subdivision to the west. The access proximity to the intersection justifies the requested waiver. The design does not appear to present turn conflicts and is not expected to hinder traffic flows. A hardship exists due to the shape and size of the lot and the corner development. The proposed zoning is permitted within the low-density designation. Staff recommended approval of all three applications.

PLANNING COMMISSION MEETING OF JULY 22, 2004  
Planning and Development Department  
Item 44 – GPA-4637

**MINUTES – Continued:**

ATTORNEY JENNIFER LAZOVICH, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and concurred with conditions for all three applications. This is the same developer who has been acquiring infill parcels and working with the neighbors. This has built a reputation for understanding the neighbor's desires. Even though a site plan is not required with an R-1 subdivision and the submitted plan did not make the agenda, she wanted to create a record of agreed upon conditions and incorporate those into the rezoning application. DEPUTY CITY ATTORNEY BRYAN SCOTT agreed that it would be appropriate to discuss the changes before determining whether or not to impose them on the zoning application.

ATTORNEY LAZOVICH suggested imposing the following two conditions: 1) that lots 6, 7, 8 and 9 be limited to single story homes as a buffer to the existing R-E homes adjacent to the property and 2) rural street standards for the cul-de-sac and Bronco Street. This will preclude streetlights and sidewalks on those two streets. DAVID GUERRA, Public Works, replied that the policy to require urban street standards can be overridden by a higher authority. ROBERT S. GENZER, Director of Planning and Development, explained that the higher authority would be the City Council. DEPUTY CITY ATTORNEY SCOTT indicated that without a site plan review, the conditions could only be imposed on the rezoning application.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed for Item 44 [GPA-4637], Item 45 [WVR-4767] and Item 46 [ZON-4644].

(9:20 – 9:42)

**3-375**

**RECESSED: 9:27 – 9:42 (3 – 607) (NOTE: Tape continued to run during recess)**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JULY 22, 2004**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**WAIVER RELATED TO GPA-4637 & ZON-4644 - PUBLIC HEARING - WVR-4767 - APPLICANT/OWNER: SF INVESTMENTS, LIMITED LIABILITY COMPANY - Request for a Waiver to Title 18.12.160 TO ALLOW APPROXIMATELY 180 FEET BETWEEN STREET INTERSECTIONS WHERE 220 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED adjacent to the southwest corner of Peak Drive and Bronco Street (APN: 138-14-701-003), R-1 (Single Family Residential) Zone, Ward 5 (Weekly).**

**C.C.: 08/18/04**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**GOYNES – APPROVED subject to conditions – UNANIMOUS with McSWAIN excused**

**To be heard by the City Council on 8/18/2004**

**MINUTES:**

NOTE: See Item 44 [GPA-4637] for all related discussion on Item 44 [GPA-4637], Item 45 [WVR-4767] and Item 46 [ZON-4644]

(9:20 – 9:42)

**3-375**

**CONDITIONS:**

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-4644).
2. All City Code Requirements and all City Departments design standards shall be met, other than those waived or varied through this and companion applications.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JULY 22, 2004**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**REZONING RELATED TO GPA-4637 - PUBLIC HEARING - ZON-4644 - APPLICANT/ OWNER: SF INVESTMENTS, LIMITED LIABILITY COMPANY** - Request for a Rezoning FROM: U (UNDEVELOPED) [R (Rural Density Residential) General Plan Designation] TO: R-1 (SINGLE FAMILY RESIDENTIAL) on 2.5 acres adjacent to the southwest corner of Peak Drive and Bronco Street (APN: 138-14-701-003), Ward 5 (Weekly).

**C.C.: 08/18/04**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**GOYNES – APPROVED** subject to conditions, amending the following condition:

6. **Construct half street improvements, including appropriate over paving, on Peak Drive and Bronco Street adjacent to this site. Streetlights shall be deferred on Bronco Street and the proposed cul-de-sac interior to this subdivision, provided that all underground improvements needed are constructed and the applicant provides such streetlights to the City or equivalent monies are contributed for the future installation of such streetlights. Sidewalk improvements shall not be required to be constructed on Bronco Street adjacent to this site, nor on the cul-de-sac interior to this site concurrent with development of this site, provided that a Covenant Running with Land agreement is executed for the possible future installation of sidewalk improvements on the interior cul-de-sac and on Bronco Street adjacent to this site. The Covenant agreement must be recorded with the County Recorder and a copy of the recorded document must be provided to the City prior to the release of a Map for recordation. Also, construct appropriate transitional paving, where legally able, adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the**

PLANNING COMMISSION MEETING OF JULY 22, 2004  
Planning and Development Department  
Item 46 – ZON-4644

**MOTION – Continued:**

future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

and adding the following conditions:

- Lots 6, 7, 8 and 9 shall be limited to single story homes as a buffer to the existing R-E homes adjacent to the property
- Rural street standards for “Street A” cul-de-sac and Bronco Street, excluding streetlights and sidewalks

- UNANIMOUS with McSWAIN excused

To be heard by the City Council on 8/18/2004

**MINUTES:**

NOTE: See Item 44 [GPA-4637] for all related discussion on Item 44 [GPA-4637], Item 45 [WVR-4767] and Item 46 [ZON-4644]

(9:20 – 9:42)

**3-375**

**CONDITIONS:**

Planning and Development

1. A General Plan Amendment (GPA-4637), to amend the land use to L (Low Density Residential) land use designation, approved by the City Council.
2. A Resolution of Intent with a two-year time limit.
3. Lots 6, 7, 8 and 9 shall be limited to single story homes as a buffer to the existing R-E homes adjacent to the property
4. Rural street standards for “Street A” cul-de-sac and Bronco Street, excluding streetlights and sidewalks

Public Works

5. Dedicate 40 feet of right-of-way adjacent to this site for Peak Drive, 30 feet for Bronco Street and a 20-foot radius on the southwest corner of Peak Drive and Bronco Street.

PLANNING COMMISSION MEETING OF JULY 22, 2004  
Planning and Development Department  
Item 46 – ZON-4644

**CONDITIONS – Continued:**

6. Construct half street improvements, including appropriate over paving, on Peak Drive and Bronco Street adjacent to this site. Streetlights shall be deferred on Bronco Street and the proposed cul-de-sac interior to this subdivision, provided that all underground improvements needed are constructed and the applicant provides such streetlights to the City or equivalent monies are contributed for the future installation of such streetlights. Sidewalk improvements shall not be required to be constructed on Bronco Street adjacent to this site, nor on the cul-de-sac interior to this site concurrent with development of this site, provided that a Covenant Running with Land agreement is executed for the possible future installation of sidewalk improvements on the interior cul-de-sac and on Bronco Street adjacent to this site. The Covenant agreement must be recorded with the County Recorder and a copy of the recorded document must be provided to the City prior to the release of a Map for recordation. Also, construct appropriate transitional paving, where legally able, adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
7. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
8. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JULY 22, 2004**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-4649 - APPLICANT/ OWNER: AQUINO BENITO ARMAND, ET AL** - Request to amend a portion of the Southwest Sector Plan of the General Plan FROM: PF (PUBLIC FACILITY) TO: ML (MEDIUM-LOW DENSITY RESIDENTIAL) on 2.5 acres adjacent to the northwest corner of Michael Way and Smoke Ranch Road (APN: 138-13-403-001), Ward 5 (Weekly).

**C.C.: 08/18/04**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

**MOTION:**

**NIGRO** – Motion to bring forward and **HOLD IN ABEYANCE** Item 71 [MSP-4622] to 8/12/2004 Planning Commission meeting, Item 35 [ZON-4623], Item 36 [SDR-4626], Item 37 [GPA-4631], Item 38 [ZON-4635], Item 39 [SDR-4638], Item 47 [GPA-4649], Item 48 [ZON-4646], Item 49 [VAR-4648] and Item 50 [SDR-4647] to 8/26/2004 Planning Commission meeting, Item 31 [GPA-4609], Item 32 [VAR-4671] and Item 33 [SDR-4606] to 9/09/2004 Planning Commission meeting; **WITHDRAW WITHOUT PREJUDICE** Item 17 [SDR-3938], Item 27 [SUP-4439] and Item 34 [GPA-4621] – **UNANIMOUS** with McSWAIN excused

**MINUTES:**

DAVID CLAPSADDLE, Planning and Development, stated that letters are on file for each of the requests, with the exception of Item 35 [ZON-4623] and Item 36 [SDR-4626].

(6:10 – 6:13)

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JULY 22, 2004**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**REZONING RELATED TO GPA-4649 - PUBLIC HEARING - ZON-4646 - APPLICANT/ OWNER: AQUINO BENITO ARMAND, ET AL - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-PD6 (RESIDENTIAL PLANNED DEVELOPMENT - 6 UNITS PER ACRE) on 2.5 acres adjacent to the northwest corner of Michael Way and Smoke Ranch Road (APN: 138-13-403-001), Ward 5 (Weekly).**

**C.C.: 08/18/04**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO – Motion to bring forward and HOLD IN ABEYANCE Item 71 [MSP-4622] to 8/12/2004 Planning Commission meeting, Item 35 [ZON-4623], Item 36 [SDR-4626], Item 37 [GPA-4631], Item 38 [ZON-4635], Item 39 [SDR-4638], Item 47 [GPA-4649], Item 48 [ZON-4646], Item 49 [VAR-4648] and Item 50 [SDR-4647] to 8/26/2004 Planning Commission meeting, Item 31 [GPA-4609], Item 32 [VAR-4671] and Item 33 [SDR-4606] to 9/09/2004 Planning Commission meeting; WITHDRAW WITHOUT PREJUDICE Item 17 [SDR-3938], Item 27 [SUP-4439] and Item 34 [GPA-4621] – UNANIMOUS with McSWAIN excused**

**MINUTES:**

DAVID CLAPSADDLE, Planning and Development, stated that letters are on file for each of the requests, with the exception of Item 35 [ZON-4623] and Item 36 [SDR-4626].

(6:10 – 6:13)

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JULY 22, 2004**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**VARIANCE RELATED TO GPA-4649 & ZON-4646 - PUBLIC HEARING - VAR-4648 - APPLICANT/ OWNER: AQUINO BENITO ARMAND, ET AL - Request for a Variance TO ALLOW A 2.5 ACRE R-PD SUBDIVISION WHERE 5.0 ACRES IS REQUIRED FOR A 14 UNIT SINGLE FAMILY RESIDENTIAL PLANNED DEVELOPMENT on 2.5 acres adjacent to the northwest corner of Michael Way and Smoke Ranch Road (APN: 138-13-403-001), R-E (Residence Estates) Zone, Ward 5 (Weekly).**

**C.C.: 08/18/04**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO – Motion to bring forward and HOLD IN ABEYANCE Item 71 [MSP-4622] to 8/12/2004 Planning Commission meeting, Item 35 [ZON-4623], Item 36 [SDR-4626], Item 37 [GPA-4631], Item 38 [ZON-4635], Item 39 [SDR-4638], Item 47 [GPA-4649], Item 48 [ZON-4646], Item 49 [VAR-4648] and Item 50 [SDR-4647] to 8/26/2004 Planning Commission meeting, Item 31 [GPA-4609], Item 32 [VAR-4671] and Item 33 [SDR-4606] to 9/09/2004 Planning Commission meeting; WITHDRAW WITHOUT PREJUDICE Item 17 [SDR-3938], Item 27 [SUP-4439] and Item 34 [GPA-4621] – UNANIMOUS with McSWAIN excused**

**MINUTES:**

DAVID CLAPSADDLE, Planning and Development, stated that letters are on file for each of the requests, with the exception of Item 35 [ZON-4623] and Item 36 [SDR-4626].

(6:10 – 6:13)

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JULY 22, 2004**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-4649, ZON-4646 & VAR-4648 - PUBLIC HEARING - SDR-4647 - APPLICANT/ OWNER: AQUINO BENITO ARMAND, ET AL - Request for a Site Development Plan Review FOR A 14 UNIT SINGLE FAMILY RESIDENTIAL PLANNED DEVELOPMENT on 2.5 acres adjacent to the northwest corner of Michael Way and Smoke Ranch Road (APN: 138-13-403-001), R-E (Residence Estates) Zone [PROPOSED: R-PD6 (Residential Planned Development - 6 Units Per Acre)], Ward 5 (Weekly).**

**C.C.: 08/18/04**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends this item be HELD IN ABEYANCE to the August 26, 2004 Planning Commission meeting.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report – Not Applicable

**MOTION:**

**NIGRO – Motion to bring forward and HOLD IN ABEYANCE Item 71 [MSP-4622] to 8/12/2004 Planning Commission meeting, Item 35 [ZON-4623], Item 36 [SDR-4626], Item 37 [GPA-4631, Item 38 [ZON-4635], Item 39 [SDR-4638], Item 47 [GPA-4649], Item 48 [ZON-4646], Item 49 [VAR-4648] and Item 50 [SDR-4647] to 8/26/2004 Planning Commission meeting, Item 31 [GPA-4609], Item 32 [VAR-4671] and Item 33 [SDR-4606] to 9/09/2004 Planning Commission meeting; WITHDRAW WITHOUT PREJUDICE Item 17 [SDR-3938], Item 27 [SUP-4439] and Item 34 [GPA-4621] – UNANIMOUS with McSWAIN excused**

**MINUTES:**

DAVID CLAPSADDLE, Planning and Development, stated that letters are on file for each of the requests, with the exception of Item 35 [ZON-4623] and Item 36 [SDR-4626].

(6:10 – 6:13)

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JULY 22, 2004**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**MAJOR MODIFICATION - PUBLIC HEARING - MOD-4484 - APPLICANT/OWNER: RITTER CHARITABLE TRUST** - Request for a Major Modification to the Lone Mountain West Plan FROM: NC (NEIGHBORHOOD COMMERCIAL) TO: ML (MEDIUM-LOW DENSITY RESIDENTIAL) on 5.00 acres adjacent to the southwest corner of Cliff Shadows Parkway and Alexander Road (APN: 137-12-101-002), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

**C.C.: 08/18/04**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**DAVENPORT – APPROVED subject to conditions – UNANIMOUS with McSWAIN excused and STEINMAN abstaining as he serves on the Board of Directors for Southern California Presbyterian Homes who owns 30 acres of land nearly adjacent to this site**

**To be heard by the City Council on 8/18/2004**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

KYLE WALTON, Planning and Development Department, explained that the proposal does not conform or support the general plan. The loss of planned commercial from the area, particularly at this central location, is detrimental to the Lone Mountain Master Plan to the west. In addition to this 15 acres, there is another item on the agenda involving two parcels to the east. The

PLANNING COMMISSION MEETING OF JULY 22, 2004  
Planning and Development Department  
Item 51 – MOD-4484

**MINUTES – Continued:**

nearest commercial zoning would be located at the 215 Beltway and Cheyenne interchange. Staff recommended denial.

ATTORNEY JENNIFER LAZOVICH, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and demonstrated on the map a previous amendment from commercial to residential. The basis of that change was single-family homes across the street and a park to the south and west. At the time of that application, another parcel had already been rezoned and sought a special use permit approved for a church and private school. That church/school is not going to be constructed, but this property remains isolated and inappropriate for commercial development. In addition, Alexander Road dead ends against the mountain and could not draw users from the other direction. There is a commercial property with a proposed grocery store and other retail uses. That is actually quite close, using the Beltway for access.

No one appeared in opposition.

COMMISSIONER NIGRO concurred with the comments made and supported the application.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(9:42 – 9:47)

**3-767**

**CONDITIONS:**

Planning and Development

1. Conformance to the Lone Mountain West Master Development Plan, except as amended by this request.

Public Works

2. Dedicate 30 feet of right-of-way adjacent to this site for Alexander Road prior to the issuance of any permits.
3. Construct all incomplete half-street improvements on Alexander Road and Cliff Shadows Parkway adjacent to this site concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the western and southern boundaries of this site prior to construction of hard surfacing (asphalt or concrete). All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

PLANNING COMMISSION MEETING OF JULY 22, 2004  
Planning and Development Department  
Item 51 – MOD-4484

**CONDITIONS – Continued:**

4. In accordance with the requirements of the Lone Mountain West Master Plan, contribute \$38,700.00 towards the development of “Park #2” within the Lone Mountain West Master Plan Area. Payment shall be collected by the Land Development Section prior to approval of construction drawings, the issuance of any permits or release of a Final Map related to this site, whichever may occur first.
5. Grant a traffic chord easement at the southwest corner of Alexander Road and Cliff Shadows Parkway adjacent to this site.
6. Provide a public sewer stub to the southwest corner of this site at a depth and location acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
7. An update to the master Traffic Impact Analysis for the Lone Mountain West Planned Development must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
8. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-24-99, the required update to the master Traffic Impact Analysis, and all other subsequent site-related actions.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JULY 22, 2004**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**MAJOR MODIFICATION - PUBLIC HEARING - MOD-4615 - APPLICANT: COOPER CUSTOM HOMES - OWNER: MB HOLDINGS, LIMITED LIABILITY COMPANY -**  
Request for a Major Modification TO REMOVE PROPERTY FROM THE IRON MOUNTAIN RANCH MASTER PLAN on 4.3 acres adjacent to the northeast corner of Horse Drive and Bradley Road (APN: 125-12-601-006), R-E (Residence Estates) Zone [PROPOSED: R-PD2 (Residential Planned Development - 2 Units Per Acre)], Ward 6 (Mack).

**C.C.: 08/18/04**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO – APPROVED subject to conditions – UNANIMOUS with McSWAIN excused**

**To be heard by the City Council on 8/18/2004**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open for Item 52 [MOD-4615], Item 53 [ZON-4616] and Item54 [SDR-4617].

DAVID CLAPSADDLE, Planning and Development Department, indicated that the aerial map shows the property at the northeast corner of Horse and Bradley. The parcel on the southwest corner will be the equestrian park. The properties to the west are R-PD3 and north and east are proposed for R-PD2, which is the same as this request. Lot sizes range form 11,000 to 15,000 square feet in area, similar to the other developments in the area. Staff recommended approval of all three applications.



PLANNING COMMISSION MEETING OF JULY 22, 2004  
Planning and Development Department  
Item 52 – MOD-4615

**MINUTES – Continued:**

CHRIS KROFT, Wright Engineering, 7425 Peak Drive, appeared on behalf of the applicant and concurred with all conditions.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed for Item 52 [MOD-4615], Item 53 [ZON-4616] and Item 54 [SDR-4617].

(9:47 – 9:50)

**3-960**

**CONDITIONS:**

Planning and Development

1. Approval of and conformance to the conditions for Rezoning ZON-4616 and Site Development Plan Review SDR-4617.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JULY 22, 2004**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**REZONING RELATED TO MOD-4615 - PUBLIC HEARING - ZON-4616 - APPLICANT: COOPER CUSTOM HOMES - OWNER: MB HOLDINGS, LIMITED LIABILITY COMPANY - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE) on 6.99 acres adjacent to the northeast corner of Horse Drive and Bradley Road (APN: 125-12-601-006 and 009), Ward 6 (Mack).**

**C.C.: 08/18/04**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO – APPROVED subject to conditions – UNANIMOUS with McSWAIN excused**

**To be heard by the City Council on 8/18/2004**

**MINUTES:**

NOTE: See Item 52 [MOD-4615] for all related discussion on Item 52 [MOD-4615], Item 53 [ZON-4616] and Item 54 [SDR-4617].

(9:47 – 9:50)

**3-960**

**CONDITIONS:**

Planning and Development

1. A Resolution of Intent with a two-year time limit.

PLANNING COMMISSION MEETING OF JULY 22, 2004  
Planning and Development Department  
Item 53 – ZON-4616

**CONDITIONS – Continued:**

2. A Major Modification (MOD-4615) and Site Development Plan Review application (SDR-4617) approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Construct half-street improvements on Horse Drive, Bradley Road and Unicorn Street including appropriate overpaving on Horse Drive and Unicorn Street adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
4. If not already constructed, extend public sewer from Thom Boulevard to this site at a location and depth acceptable to the City Engineer. Extend public sewer in Unicorn Street to the northern boundary of this site. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
5. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the -Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the

City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

PLANNING COMMISSION MEETING OF JULY 22, 2004  
Planning and Development Department  
Item 53 – ZON-4616

**CONDITIONS – Continued:**

6. Coordinate with the Clark County School District to determine the impact this site plan has on the District's schools, and to identify possible methods to mitigate the impacts, prior to the issuance of any building permits or the recordation of any maps subdividing this site.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JULY 22, 2004**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-4615 & ZON-4616 - PUBLIC HEARING - SDR-4617 - APPLICANT: COOPER CUSTOM HOMES - OWNER: MB HOLDINGS, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A 15 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 6.99 acres adjacent to the northeast corner of Horse Drive and Bradley Road (APN: 125-12-601-006 and 009), R-E (Residence Estates) Zone [PROPOSED: R-PD-2 (Residential Planned Development - 2 Units Per Acre)], Ward 6 (Mack).**

**C.C.: 08/18/04**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO – APPROVED subject to conditions – UNANIMOUS with McSWAIN excused**

**To be heard by the City Council on 8/18/2004**

**MINUTES:**

NOTE: See Item 52 [MOD-4615] for all related discussion on Item 52 [MOD-4615], Item 53 [ZON-4616] and Item54 [SDR-4617].

(9:47 – 9:50)

**3-960**

**CONDITIONS:**

Planning and Development

1. A Major Modification (MOD-4615) and a Rezoning application (ZON-4616) approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity four the site.

PLANNING COMMISSION MEETING OF JULY 22, 2004  
Planning and Development Department  
Item 54 – SDR-4617

**CONDITIONS – Continued:**

2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. The setbacks for this development shall be 25 feet in the front, 30 feet in the rear (except for lots 7, 8, 11 and 12 as labeled on the submitted site plan, which shall have a 20 foot rear yard setback), 10 feet on the side and 15 feet on the corner side. Building height shall not exceed two stories or 35 feet, whichever is less.
4. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.

**Public Works**

5. Coordinate with the City Surveyor to determine whether a Merger and Resubdivision Map or other map is necessary for this site; if such map is required it should record prior to the issuance of any building permits for this site.
6. Provide and install a school flasher along Horse Drive. Coordinate with the Traffic Engineering Representative in Land Development to determine the location for the flasher. Provide or obtain easements as necessary to install school flasher.
7. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
8. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
9. Site development to comply with all applicable conditions of approval for ZON-4616 and all other site-related actions.
10. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JULY 22, 2004**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**MAJOR MODIFICATION - PUBLIC HEARING - MOD-4633 - APPLICANT: KB HOME - OWNER: NATIONAL GROUP #1, LIMITED LIABILITY CORPORATION, ET AL** - Request for a Major Modification to the Lone Mountain West Plan FROM: NC (NEIGHBORHOOD COMMERCIAL) AND VC (VILLAGE COMMERCIAL) TO: ML (MEDIUM-LOW DENSITY RESIDENTIAL) on 10.26 acres adjacent to the southeast corner of Cliff Shadows Parkway and Alexander Road (APN: 137-12-101-003 and 009), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

**C.C.: 08/18/04**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO – APPROVED subject to conditions – Motion carried with EVANS voting NO, McSWAIN excused and STEINMAN abstaining because he serves on the Board of Directors for Southern California Presbyterian Homes who owns 30 acres of land adjacent to this site**

**To be heard by the City Council on 8/18/2004**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open for Item 55 [MOD-4633] and Item 56 [SDR-4636].

PLANNING COMMISSION MEETING OF JULY 22, 2004  
Planning and Development Department  
Item 55 – MOD-4633

**MINUTES – Continued:**

KYLE WALTON, Planning and Development Department, stated that this is the last of commercial zoning at this intersection. Staff recommended denial of eliminating the last commercial zoning in the heart of the Lone Mountain West Master Plan.

ATTORNEY BOB GRONAUER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of the applicant. Many of the comments made by ATTORNEY LAZOVICH apply to this property as well. There is a five-acre parcel on Cliff Shadows and Alexander and another parcel in the vicinity. At the bottom half of the site there is a remnant BLM piece which makes this inappropriate for commercial development. The northern piece was approved for a tavern special use permit as well as a drug store. There was opposition to both uses. Despite those approvals, there are no operators interested in the site. The deadend of Alexander Road and Cliff Shadows make commercial development infeasible. He pointed to other commercial property within the area and urged approval of the applications.

KIM ATKINS, 10626 Shifting Breeze, noted that his home is adjacent to the property being discussed. He opposed changes to the master plan that will diminish the quality of life for the residents by impacting views and privacy. The existing homeowners bought their homes based on the master plan and changes also lower the standards established and property values. Elected officials are trusted to protect homeowners.

COMMISSIONER GOYNES discussed with ATTORNEY GRONAUER the previously approved special use permit, access limitations and proximity to a BLM remnant parcel. The neighbors opposed the use on the five-acres adjacent to the speaker because of the intense use. Given market competition, there would be interest in this site were it appropriate for the use.

CHAIRMAN TRUESDELL questioned why BLM had not sold the remnant parcel and expressed concern with how it would eventually fit into the overall plan. ATTORNEY GRONAUER agreed that a street could be punched through the BLM parcel. Currently the parcel is planned for green or open park space. CHAIRMAN TRUESDELL commented that given area traffic, the access point would be more appropriate to Alexander. ATTORNEY GRONAUER agreed his client could look at that.



PLANNING COMMISSION MEETING OF JULY 22, 2004  
Planning and Development Department  
Item 55 – MOD-4633

**MINUTES – Continued:**

COMMISSIONER EVANS stated that residential development would be more profitable and more appropriate today, but the purpose of the plan is long-term development. His concern is with the future when there is no space to provide for the demand for commercial. COMMISSIONER NIGRO respectfully disagreed because five-acre commercial sites tend to be taverns and drug stores. Property values are driving changes to the plans done a few years ago. Commercial development is going to be forced to cluster and there will be fewer small commercial properties. Since office development is unlikely, the best development would be residential with commercial development over by the interchange. COMMISSIONER EVANS pointed out that deviating from the plan too much makes it untrustworthy for home buyers. CHAIRMAN TRUESDELL commented that a formula for commercial versus residential is difficult. There is regional commercial two interchanges from this site north or south. If neighbors accept the plan is fluid and the benefit of something other than commercial development, this is a good project. He suggested the developer work on the access issue prior to the City Council hearing.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed for Item 55 [MOD-4633] and Item 56 [SDR-4636].

(9:50 – 10:08)

**3-1296**

**CONDITIONS:**

Planning and Development

1. A Site Development Plan Review (SDR-4636) shall be approved by the City Council at a Public Hearing.
2. Conformance to the Lone Mountain West Master Development Plan, except as amended by this request.

Public Works

3. In accordance with the requirements of the Lone Mountain West Master Plan, contribute \$38,700 (for Assessor's Parcel No. 137-12-101-003) towards the development of "Park #2" within the Lone Mountain West Master Plan Area. Payment shall be collected by the Land Development Section prior to approval of construction drawings, the issuance of any permits or release of a Final Map related to this site, whichever may occur first.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JULY 22, 2004**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-4633 - PUBLIC HEARING – SDR-4636 - APPLICANT: KB HOME - OWNER: BRIAN AND JULIE LEE AND NATIONAL GROUP #1, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A 55 LOT SINGLE FAMILY SUBDIVISION on 10.26 acres adjacent to the southeast corner of Alexander Road and Cliff Shadows Parkway (APN: 137-12-101-003 and 009), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).**

**C.C.: 08/18/04**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO – APPROVED subject to conditions – Motion carried with EVANS voting NO, McSWAIN excused and STEINMAN abstaining because he serves on the Board of Directors for Southern California Presbyterian Homes who owns 30 acres of land adjacent to this site**

**To be heard by the City Council on 8/18/2004**

**MINUTES:**

NOTE: See Item 55 [MOD-4633] for all related discussion on Item 55 [MOD-4633] and Item 56 [SDR-4636].

(9:50 – 10:08)  
3-1296

PLANNING COMMISSION MEETING OF JULY 22, 2004  
Planning and Development Department  
Item 56 – SDR-4636

**CONDITIONS:**

Planning and Development

1. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
2. A Major Modification (MOD-4633) of the Lone Mountain West Master Plan from VC (Village Commercial) and NC (Neighborhood Commercial) to ML (Medium-Low Density Residential) approved by the City Council.
3. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
4. The applicant shall work with the master developer to determine the proportionate share of the cost of provision of infrastructure and services.
5. All development shall be in conformance with the site plan and building elevations, date stamped August 18, 2004 except as amended by conditions herein.
6. The setbacks for this development shall be a minimum of 10 feet to the front of the house, 18 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, 10 feet to the corner side, and 5 feet in the rear.
7. The maximum building height shall be 2 stories or 35 feet, whichever is less.
8. Air conditioning units shall not be mounted on rooftops.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
10. Any property line wall shall comply with section 3.6 of the Lone Mountain West Master Development Plan and Design Standards. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated. The walls bordering the access path to the open space area shall have at least the upper 50% of the walls built using wrought iron, to give the path an open and secure feeling.
11. All City Code requirements and design standards of all City departments must be satisfied.

PLANNING COMMISSION MEETING OF JULY 22, 2004  
Planning and Development Department  
Item 56 – SDR-4636

**CONDITIONS – Continued:**

Public Works

12. Dedicate appropriate right-of-way for a total width of 80 feet adjacent to this site for Cliff Shadows Parkway and a total width of 60 feet for Gilmore Avenue, 40 feet for Alexander Road, a 25-foot radius on the southeast corner of Alexander Road and Cliff Shadows Parkway and appropriate drainage right-of-way for the Gilmore Channel.
13. Construct half-street improvements on Alexander Road adjacent to this site, Gilmore Avenue adjacent to this site and extending westerly to tie into Cliff Shadows Parkway and Cliff Shadows Parkway extending from Gilmore Avenue to the northern border of this site, concurrent with development of this site. Such construction shall include overpaving where appropriate. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
14. Landscape the triangular remnant of property (portion of Assessor's Parcel Number 137-12-101-008) adjacent to this site concurrent with development of this site. Such landscaping shall be maintained in perpetuity by the Homeowner's Association. An Encroachment Agreement shall be submitted as required by the City Engineer.
15. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
16. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
17. Coordinate with the developer to the south, Astoria at Lone Mountain, and the Collection Systems Planning Section of the Department of Public Works to connect to public sewer on the south side of the Gilmore Channel at Cloudland Canyon Street to a location and depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

PLANNING COMMISSION MEETING OF JULY 22, 2004  
Planning and Development Department  
Item 56 – SDR-4636

**CONDITIONS – Continued:**

18. An update to the Master Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
19. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits or the recordation of a Final Map, whichever may occur first, if allowed by the City Engineer.
20. Site development to comply with the Lone Mountain West Development Standards, Design Guidelines and Development Agreement, Zoning Reclassification Z-68-01, Z-24-99 and all other applicable site-related actions.

PLANNING COMMISSION MEETING OF JULY 22, 2004  
Planning and Development Department  
Item 56 – SDR-4636

**CONDITIONS – Continued:**

21. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first. Approval of this Site Development Plan does not constitute approval of any deviations.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JULY 22, 2004**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**REZONING - PUBLIC HEARING - ZON-4695 - APPLICANT: PAGEENTRY COMMUNITIES - OWNER: ERNEST AND KATHLEEN BECKER - Request for a Rezoning FROM: U (UNDEVELOPED) [TC (TOWN CENTER) GENERAL PLAN DESIGNATION] TO: T-C (TOWN CENTER) on 5.0 acres adjacent to the southeast corner of Elkhorn Road and Fort Apache Road (APN: 125-20-101-001), Ward 6 (Mack).**

**C.C.: 08/18/04**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

**0**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

**0**

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO – APPROVED subject to conditions – UNANIMOUS with McSWAIN excused**

**To be heard by the City Council on 8/18/2004**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open for Item 57 [ZON-4695], Item 58 [SUP-4614] and Item 59 [SDR-4613].

DAVID CLAPSADDLE, Planning and Development Department, corrected the record that the proposed development is for 30-units. Staff recommended approval of the three applications subject to additional street trees along Fort Apache and Elkhorn to comply with the code.

PLANNING COMMISSION MEETING OF JULY 22, 2004  
Planning and Development Department  
Item 57 – ZON-4695

**MINUTES – Continued:**

SALLY PELHAM, Southwest Engineering, 3610 North Rancho Drive, appeared on behalf of the applicant and concurred with all conditions.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed for Item 57 [ZON-4695], Item 58 [SUP-4614] and Item 59 [SDR-4613].

(10:08 – 10:11)

**3-1719**

**CONDITIONS:**

Planning and Development

1. Special Use Permit (SUP-4614) and Site Development Plan Review (SDR-4613) applications approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.
2. This Rezoning request shall go direct to Ordinance.

Public Works

3. Dedicate 50 feet of right-of-way adjacent to this site for Fort Apache Road and 50 feet of right-of-way adjacent to this site for Elkhorn Road. Also dedicate a 54-foot radius on the southeast corner of Fort Apache Road and Elkhorn Road prior to the issuance of any permits. Dedicate all additional rights-of-way required by Standard Drawing #201.1 for turning lanes and #234.1 or 234.3 and #234.2 for bus turnouts prior to or concurrent with the commencement of on-site development activities.
4. Provide a minimum of two lanes of paved, legal access to this site prior to occupancy of any units within this development.
5. Construct half-street improvements, including appropriate overpaving, on Fort Apache road and Elkhorn Road adjacent to this site concurrent with development. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).



PLANNING COMMISSION MEETING OF JULY 22, 2004  
Planning and Development Department  
Item 57 – ZON-4695

**CONDITIONS – Continued:**

6. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
7. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JULY 22, 2004**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**SPECIAL USE PERMIT RELATED TO ZON-4695 - PUBLIC HEARING - SUP-4614 - APPLICANT: PAGEANTRY COMMUNITIES - OWNER: ERNEST AND KATHLEEN BECKER** - Request for a Special Use Permit FOR PRIVATE STREETS AND A WAIVER FROM THE REQUIREMENT THAT PRIVATE STREETS BE GATED, FOR A 30 UNIT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 5.0 acres adjacent to the southeast corner of Elkhorn Road and Fort Apache Road (APN: 125-20-101-001), U (Undeveloped) Zone [TC (Town Center) General Plan Designation], Ward 6 (Mack).

**IF APPROVED: C.C.: 08/18/04**

**IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO – APPROVED subject to conditions – UNANIMOUS with McSWAIN excused**

**To be heard by the City Council on 8/18/2004**

**MINUTES:**

NOTE: See Item 57 [ZON-4695] for all related discussion on Item 57 [ZON-4695], Item 58 [SUP-4614] and Item 59 [SDR-4613].

(10:08 – 10:11)

**3-1719**

**CONDITIONS:**

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-4695) and Site Development Plan Review (SDR-4613).

PLANNING COMMISSION MEETING OF JULY 22, 2004  
Planning and Development Department  
Item 58 – SUP-4614

**CONDITIONS – Continued:**

2. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

4. Gated entry drives, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222A.
5. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
6. Private streets shall be public utility easements (P.U.E.), City of Las Vegas sewer easements and public drainage easements to be privately maintained by the Homeowner's Association.
7. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
8. Site development to comply with all applicable conditions of approval for ZON-4695, SDR-4613 and all other subsequent site-related actions.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JULY 22, 2004**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4695 & SUP-4614 - PUBLIC HEARING – SDR-4613 - APPLICANT: PAGEANTRY COMMUNITIES - OWNER: ERNEST AND KATHLEEN BECKER** - Request for a Site Development Plan Review FOR A 30 UNIT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 5 acres adjacent to the southeast corner of Elkhorn Road and Fort Apache Road (APN: 125-20-101-001), U (Undeveloped) Zone [TC (Town Center) General Plan Designation], Ward 6 (Mack).

**C.C.: 08/18/04**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO – APPROVED subject to conditions – UNANIMOUS with McSWAIN excused**

**To be heard by the City Council on 8/18/2004**

**MINUTES:**

NOTE: See Item 57 [ZON-4695] for all related discussion on Item 57 [ZON-4695], Item 58 [SUP-4614] and Item 59 [SDR-4613].

(10:08 – 10:11)

**3-1719**

**CONDITIONS:**

Planning and Development

1. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.

PLANNING COMMISSION MEETING OF JULY 22, 2004  
Planning and Development Department  
Item 59 – SDR-4613

**CONDITIONS – Continued:**

2. Special Use Permit (SUP-4614) and Site Development Plan Review (SDR-4613) applications approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.
3. This Site Development Plan Review shall expire two years from the date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
4. The setbacks for this development are a maximum of 5 feet to the face of the garage as measured from the back of curb, 10 feet to the front of the house, 5 feet on the side, 10 feet on the corner side, and 5 feet in the rear
5. The maximum building height allowed shall not exceed 2 stories or 35 feet, whichever is less.
6. A revised landscaping plan shall be submitted to the Planning and Development Department for review and approval, prior to the submittal of a Final Map Technical Review to reflect the correct number of street trees and a six-foot wide landscape buffer along Fort Apache Road and Elkhorn Road.
7. Sidewalk patterns and street corners shall conform to the Town Center Development Standards for Special Pavement and Sidewalk Treatments.
8. Any perimeter property line wall shall meet the fence and wall standards of subsection E.A.9 (Figures 28, 28a) of the Town Center Development Standards. Wall heights shall be measured from the side of the wall with the least vertical exposure above the finished grade, unless otherwise stipulated. Any perimeter wall, including combining the retaining and screen wall, shall not be greater than six feet tall without appropriate stepbacks.

**Public Works**

9. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
10. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire

Services.

PLANNING COMMISSION MEETING OF JULY 22, 2004  
Planning and Development Department  
Item 59 – SDR-4613

**CONDITIONS – Continued:**

11. Site development to comply with all applicable conditions of approval for ZON-4695 and all other subsequent site-related actions.
12. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
13. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first. We note that non-standard private street/private drive intersections are proposed within this subdivision.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JULY 22, 2004**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**REZONING - PUBLIC HEARING - ZON-4483 - APPLICANT: CLIFFS EDGE, LIMITED LIABILITY COMPANY - OWNER: SOUTHWEST DESERT EQUITIES -**  
Request for a Rezoning FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: PD (PLANNED DEVELOPMENT) on 5.00 acres adjacent to the south side of Grand Teton Drive, approximately 660 feet east of Puli Road (APN: 126-13-101-003), Ward 6 (Mack).

**C.C.: 08/18/04**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**EVANS – APPROVED subject to conditions – UNANIMOUS with McSWAIN excused**

**To be heard by the City Council on 8/18/2004**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that this will incorporate another five-acre parcel into the Cliffs Edge Development. There is no objection to the application.



PLANNING COMMISSION MEETING OF JULY 22, 2004  
Planning and Development Department  
Item 60 – ZON-4483

**MINUTES – Continued:**

ATTORNEY JENNIFER LAZOVICH, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and concurred with all conditions.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(10:11 – 10:12)

**3-1879**

**CONDITIONS:**

Planning and Development

1. A Site Development Plan Review application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.
2. Conformance to the Cliff's Edge Master Development Plan and Design Guidelines.

Public Works

3. Upon development of this parcel as a part of Cliff's Edge Master Development Plan, additional dedication and/or vacations of rights-of-way may be required according to the approved development guidelines for Cliff's Edge and to City of Las Vegas standards.
4. Requirements for construction of street improvements adjacent to this site shall be determined at the time of development of this site.
5. This site shall be included within the master sewer, drainage, and traffic studies for Cliff's Edge Master Development Plan and also within any additional design plans/studies submitted to the City of Las Vegas for review that include this parcel. The final design and conditions for this site within the Cliff's Edge Master Development Plan shall be determined at the time of approval of site specific actions associated with this parcel.
6. Site development to comply with Cliff's Edge Development Standards, Design Guidelines and Development Agreement, and all other applicable site-related actions.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JULY 22, 2004**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**VARIANCE - PUBLIC HEARING - VAR-4629 - APPLICANT/OWNER: DAY STAR VENTURE, LIMITED LIABILITY COMPANY** - Request for a Variance TO ALLOW 14 FOOT AND 10.3 FOOT REAR SETBACKS WHERE 15 FEET IS THE MINIMUM SETBACK REQUIRED adjacent to the southeast corner of Fort Apache Road and Alexander Road (APN: 138-08-101-001), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] under Resolution of Intent to R-PD5 (Residence Planned Development - 5 Units Per Acre) Zone, Ward 4 (Brown).

**P.C.: FINAL ACTION**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO – Motion to HOLD IN ABEYANCE to 8/12/2004 – UNANIMOUS with McSWAIN excused**

**To be held in abeyance until 8/12/2004 PC Meeting**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

KYLE WALTON, Planning and Development Department, indicated that the setbacks identified in the site development plan required modifications for four lots. There is no hardship as the lots could be developed with smaller homes. Staff recommended denial

PLANNING COMMISSION MEETING OF JULY 22, 2004  
Planning and Development Department  
Item 61 – VAR-4629

**MINUTES – Continued:**

ATTORNEY JOHN FIELD, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and clarified that the reduction would involve two internal lots, Lots 40 and 41, within the subdivision. The applicant worked diligent with the neighbors in the adjoining subdivision to reach a compromise for single-story structures on Lots 38, 39, 42 and 43. As a result of the single-story structure, Lots 42 and 43 need the side setbacks increased to comply with development standards. The deviation represents 1 foot for Lot 40 and 4.7 feet for Lot 41, respectively.

COMMISSIONER STEINMAN noted that the request is for a variance on three lots and expressed concern with squeezing in too many lots. It would be better planning to split Lots 40 and 41 rather than seek so the variance.

COMMISSIONER EVANS outlined a meeting with ATTORNEY FIELD and questioned whether the variance would result in more burdensome insurance rates on future homebuyers. Someone knowledgeable about insurance advised him that a double wall creates a higher fire rating and minimizes insurance rates. ATTORNEY FIELD replied that his research indicated that the variance would not impact insurance rates. COMMISSIONER EVANS pointed out that the hardship was created by the design and, as such, completely self-imposed. ATTORNEY FIELD responded that the code does not incorporate compromise with the neighbors. The design resulted from such compromise.

ROBERT GENZER, Director of Planning and Development, discussed that the request is for six variances, including front and side yards, but the agenda only identifies two variances. DEPUTY CITY ATTORNEY BRYAN SCOTT confirmed with ATTORNEY FIELD that the variances identified in the staff report were the request. MR. GENZER and DEPUTY CITY ATTORNEY SCOTT agreed that the item would need to be held two weeks for proper notification of all portions of the request. MR. GENZER and MR. CLAPSADDLE stated that staff would work with the applicant to ensure proper notification. MR. GENZER assured the Commission that the notice will include the lot numbers in the notification.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(10:12 – 10:22)

**3-1888**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JULY 22, 2004**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**VARIANCE - PUBLIC HEARING - VAR-4643 - APPLICANT/ OWNER: KEVIN R. SIPE** - Request for a Variance TO ALLOW A 20-FOOT FRONT SETBACK WHERE 50 FEET IS REQUIRED, ALLOW A 23 FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED AND TO ALLOW A 16,803 SQUARE FOOT MINIMUM LOT SIZE WHERE 20,000 SQUARE FEET IS REQUIRED on 0.96 acres adjacent to the southeast corner of Racel Street and Unicorn Street (APN: 125-12-801-016), R-E (Residence Estates), Ward 6 (Mack).

**P.C.: FINAL ACTION**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**EVANS – APPROVED subject to conditions – UNANIMOUS with McSWAIN excused**

**This is Final Action.**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

KYLE WALTON, Planning and Development Department, stated that the current owner resubmitted the same request previously approved. The parcel is limited as a result of dedications for Racel Street, thereby creating a hardship as a result of the narrow lots. Staff recommended approval.

PLANNING COMMISSION MEETING OF JULY 22, 2004  
Planning and Development Department  
Item 62 – VAR-4643

**MINUTES – Continued:**

KEVIN SIPES, 4710 Trimwater Court, appeared on behalf of the applicant and concurred with all conditions.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.  
(10:22 – 10:26)  
**3-2346**

**CONDITIONS:**

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Variance (V-96-97).
2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council. New Construction

Public Works

3. Dedicate 25.5 feet of right-of-way adjacent to this site for Racel Street prior to the issuance of any permits.
4. Construct half-street improvements, including appropriate overpaving, on Racel Street adjacent to this site concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JULY 22, 2004**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4521 - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: BRIGHT PATH, LIMITED LIABILITY COMPANY**  
- Request for a Special Use Permit FOR A 40 FOOT HIGH, 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 820 South Valley View Boulevard (APN: 139-31-801-002), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

**IF APPROVED: C.C.: 08/18/04**

**IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**GOYNES – APPROVED subject to conditions – Motion carried with STEINMAN voting NO and McSWAIN excused**

**To be heard by the City Council on 8/18/2004**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

KYLE WALTON, Planning and Development Department, advised that the sign was previously reviewed by the Planning Commission and City Council and continuation of the special use permit denied. The billboard continued to exist for the past year without a valid special use permit and cited by the Code Enforcement for removal. Staff research reflects the owner's desire to remove the sign. The applicant has requested a new special use permit in order to retain the sign. Staff recommended denial.

PLANNING COMMISSION MEETING OF JULY 22, 2004  
Planning and Development Department  
Item 63 – SUP-4521

**MINUTES – Continued:**

ATTORNEY BOB GRONAUER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of the applicant. During the one-year review, Clear Channel did not appeal the Planning Commission denial to the City Council. The City Clerk's office advised that the application was not appealed. However, there was no contact with the owner or applicant to advise them of the situation. Had such notice been given, the application would have been filed sooner. The sign has existed on the C-1 zoned property located within the billboard overlay district for 10 years. It is still compatible and this application corrects the error.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.  
(10:26 – 10:32)  
**3-2530**

**CONDITIONS:**

Planning and Development

1. The Special Use Permit shall be reviewed in five (5) years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
2. All of the supporting structure shall be repainted, as required by the Planning and Development Department, within 30 days of final approval by City Council. Failure to perform the required painting may result in fines and/or removal of the off-premise advertising (billboard) sign.
3. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.
4. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the off-premise sign.
5. Only one advertising sign is permitted per sign face.

PLANNING COMMISSION MEETING OF JULY 22, 2004  
Planning and Development Department  
Item 63 – SUP-4521

**CONDITIONS – Continued:**

6. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.
7. All City Code requirements and design standards of all City Departments shall be satisfied.

Public Works

8. The off-premise advertising (billboard) sign shall not be located within public right-of-way, existing or proposed public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JULY 22, 2004**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4593 - APPLICANT: MOUNTAIN VIEW ESTATES - OWNER: S & K FAMILY TRUST** - Request for a Special Use Permit FOR AN OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1531 Western Avenue (APN: 162-04-605-007), M (Industrial) Zone, Ward 1 (Moncrief).

**IF APPROVED: C.C.: 08/18/04**

**IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**EVANS – APPROVED subject to conditions – UNANIMOUS with McSWAIN excused**

**To be heard by the City Council on 8/18/2004**

NOTE: ROBERT GENZER, Director of Planning & Development, disclosed that MR. HENRY, a member of the applicant's team, did some work on his City Council campaign and, as a result, he has not been involved in the staff recommendation for this item.

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, referred to the backup map with regard to the 300-foot separation requirement, which is not waivable. The placement of the billboard would not meet that requirement. Staff worked with the applicant and identified an interior location that would comply with the code. There are design challenges where the sign would have to be cantilevered over the existing building. However, there are 14 other billboards

PLANNING COMMISSION MEETING OF JULY 22, 2004  
Planning and Development Department  
Item 64 – SUP-4593

**MINUTES – Continued:**

within 750 feet of the site, most of which are already oriented toward the freeway. This sign would added to visual clutter and involve significant design challenges. Staff recommended denial.

DAVE BROWN, 1050 East Flamingo Road, appeared on behalf of the applicant. In working with staff, it has been agreed that the sign will be relocated to the east and cantilevered.

JEAN GRANT, 1136 Ralston Drive, urged the Commission not approve the sign. She owns the sign across the street, which will have to be moved back when Nevada Department of Transportation widens the freeway.

DEPUTY CITY ATTORNEY BRYAN SCOTT clarified for COMMISSIONER EVANS that a widening would normally result in the site being condemned and the sign owner compensated. Regardless, the City would have to approve relocating the sign subject to all code restrictions. COMMISSIONER EVANS noted that despite the saturation, this industrial area adjacent to railroad tracks is the correct corridor for signage. MS. GRANT rebutted that the area will be changing. CHAIRMAN TRUESDELL encouraged MS. GRANT to work with City staff.

COMMISSIONER DAVENPORT agreed that this corridor is proper for signs, even a saturation of signs. He discussed with MR. CLAPSADDLE that the distance separation is from the center line of the pole, not property line. CHAIRMAN TRUESDELL outlined discussion at the recent Planning Commission Workshop regarding making signs more attractive and the concern with cantilevering signs over buildings. MR. BROWN responded that this B board is not cantilevered over the building.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(10:32 – 10:42)

**3-2782**

**CONDITIONS:**

Planning and Development

1. The height of this off-premise sign shall be limited to 15 feet over the existing building.
2. The Special Use Permit shall be reviewed in five (5) years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.

PLANNING COMMISSION MEETING OF JULY 22, 2004  
Planning and Development Department  
Item 64 – SUP-4593

**CONDITIONS – Continued:**

3. All of the supporting structure shall be repainted, as required by the Planning and Development Department, within 30 days of final approval by City Council. Failure to perform the required painting may result in fines and/or removal of the off-premise advertising (billboard) sign.
4. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.
5. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the off-premise sign.
6. Only one advertising sign is permitted per sign face.
7. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.
8. The off-premise advertising sign structure must not be located at the Western Avenue street frontage. The structure must be located at the center of the parcel, either on the north or south side of the shop building.
9. The height of the off-premise advertising (billboard) sign shall be no more than the height of the parcel's building, plus 14 feet.

Public Works

10. The off-premise advertising (billboard) sign shall not be located within public right-of-way, existing or proposed public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JULY 22, 2004**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4594 - APPLICANT: MOUNTAIN VIEW ESTATES - OWNER: SAITTA FAMILY TRUST** - Request for a Special Use Permit FOR A 40 FOOT HIGH, 10 FOOT X 40 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2100 South Decatur Boulevard (APN: 162-06-301-006), C-2 (General Commercial) Zone, Ward 1 (Moncrief).

**IF APPROVED: C.C.: 08/18/04**

**IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**STEINMAN – DENIED – Motion carried with DAVENPORT and GOYNES voting NO and McSWAIN excused**

**This is final action.**

NOTE: ROBERT GENZER, Director of Planning & Development, disclosed that MR. HENRY, a member of the applicant's team, did some work on his City Council campaign and, as a result, he has not been involved in the staff recommendation for this item.

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

PLANNING COMMISSION MEETING OF JULY 22, 2004  
Planning and Development Department  
Item 65 – SUP-4594

**MINUTES – Continued:**

DAVID CLAPSADDLE, Planning and Development Department, outlined the issue with three previous off-premise signs where only one is allowed. Another billboard will add to the existing visual clutter. O'Bannon is a minor roadway and this is not an intersection of two major streets. Staff recommended denial.

DAVE BROWN, 1050 East Flamingo Road, appeared on behalf of the applicant. The sign is located on a car dealership and is consistent with the City's plan. The intent is to move the sign back slightly from the right-of-way. There is commercial development at O'Bannon and it does not feel like a minor street.

COMMISSIONER DAVENPORT discussed with MR. BROWN the relocation 25 to 30 feet back from the right-of-way to avoid blocking the car displays. The sign will still read to Decatur Boulevard. COMMISSIONER EVANS noted that the other signs referenced were much smaller signs. MR. CLAPSADDLE pointed out that the code does not specify distance separation between on-premise and off-premise signs, the visual clutter is obvious. COMMISSIONER DAVENPORT indicated that he did not have any concern with the smaller signs. COMMISSIONER EVANS expressed his belief the corridor is inappropriate. COMMISSIONER STEINMAN noted other signs in the area are blank and agreed this was not an appropriate area for the sign.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.  
(10:42 – 10:48)

**3-3343**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JULY 22, 2004**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4603 - APPLICANT/OWNER: JOHN ELLIOTT** - Request for a Special Use Permit required FOR A CASITA WITH A WAIVER TO ALLOW A 32-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED at 5550 Carl Avenue (APN: 138-24-304-014), R-E (Residence Estates) Zone, Ward 5 (Weekly).

**IF APPROVED: C.C.: 08/18/04**

**IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**GOYNES – DENIED – UNANIMOUS with McSWAIN excused**

**This is final action.**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, indicated that a previous application for rezoning to divide the parcel in half was denied. This casita does not meet code standards and would violate the setback as well as it would not create the mandatory internal courtyard. The dimensions and internal design could easily create a second living unit. Staff recommended denial.

PLANNING COMMISSION MEETING OF JULY 22, 2004  
Planning and Development Department  
Item 66 – SUP-4603

**MINUTES – Continued:**

JOHN ELLIOTT, 5550 Carl Avenue, disagreed with the staff analysis. The casita is online with the house on an east/west access and would be located in the side yard. He presented a photograph of where the casita would be placed. The setback waiver would allow for an addition to the existing home containing two bedrooms and a bathroom. When built in the 1950s, the house was constructed in the center east/west and the goal is to create a larger, more modern home. The casita would be a guest house/home office. If the casita were built to meet the setback, it would be placed over the septic tank leach field. If the location were in the side yard, the location would meet code but not be aesthetically pleasing.

CHAIRMAN TRUESDELL discussed with MR. ELLIOTT concurrence with the conditions, except that he would request postponing the off-sites until the four utility poles have been relocated.

COMMISSIONER STEINMAN verified that the unpermitted 50-year old septic tank system failed and was replaced in February. The system was enlarged to accommodate the proposed increases. MR. ELLIOTT noted that the problem appears to stem from the lot being twice as wide as it is deep. As far back as he can determine, it was always one lot. The utilities and the lot could not be split. The rural preservation standards prevented the rezoning to R-1 and the property divided could not meet mandatory R-E dimensions. Back in the 1950s Shadow Mountain Place did not exist and Carl Road was the only street to which the address could be assigned. ROBERT GENZER, Director of Planning and Development, agreed with the application regarding the orientation of the home, but the code identifies the short side of the lot as the front. That establishes the setback that the casita would violate.

COMMISSIONER DAVENPORT confirmed with MR. ELLIOTT that the casita would not be a rental unit. COMMISSIONER EVANS suggested a restriction for the use and MR. ELLIOTT agreed to such as an added condition. MR. ELLIOTT pointed out that seven of his neighbors supported and one protested the rezoning and while they appear to be pleased with the renovation, he did not bring testimony to the meeting.

COMMISSIONER GOYNES explained his discomfort with the application. The wall would make this a second dwelling. There had been a woman who had done historical research that might be able to help with further information, but he could not support the request at this time.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(10:48 – 11:03)

**3-3700**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JULY 22, 2004**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4612 - APPLICANT: DANIEL J. MATSON - OWNER: JAMES AND NANCY BRACKIN** - Request for a Special Use Permit FOR OPEN AIR VENDING/ TRANSIENT SALES LOT adjacent to the northwest corner of Alexander Road and Rancho Drive (APN: 138-02-814-005), C-1 (Limited Commercial) Zone, Ward 6 (Mack).

**IF APPROVED: C.C.: 08/18/04**

**IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**GOYNES – DENIED – UNANIMOUS with McSWAIN excused**

**This is final action.**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

KYLE WALTON, Planning and Development Department, stated that based upon documentation staff determined the use could not be operated in a harmonious manner with existing development in the area. Staff recommended denial.



PLANNING COMMISSION MEETING OF JULY 22, 2004  
Planning and Development Department  
Item 67 – SUP-4612

**MINUTES – Continued:**

GEORGE VELINO, 1101 North 22nd Street, appeared on behalf of himself and the co-applicant and disagreed with the recommendation. There is a paved alternative placement to the unpaved area adjacent to the corner market. DAVID CLAPSADDLE, Planning and Development, explained that this is a large trailer. MR. VELINO commented the trailer is 8 by 16 feet. It would be pedestrian traffic adjacent to the corner market.

COMMISSIONER GOYNES pointed out there is an internal food court within the market itself and other uses where food is available within the area. This would not appear to be a viable location. There is very little pedestrian traffic. Would the applicants utilize corner signage? MR. VELINO explained that the trailer is mobile and they would like to be flexible. The site is a test of viability. Initially they would skirt the trailer and put out signage.

COMMISSIONER EVANS clarified with staff that the trailer is for mobile concessions. This is not a small cart, but an obtrusive trailer. It is not located on a paved surface. MR. VELINO responded that the trailer will be placed on a paved site. COMMISSIONER STEINMAN stressed his belief that the location and the trailer are inappropriate, especially given that it would be located adjacent to a new building. CHAIRMAN TRUESDELL expressed concern with the lack of restrooms, where trash would be disposed of and other issues. He could not support this shortcut for real business investment. The signage proposed is also inappropriate. He encouraged staff to look at these type of transient sale facilities. COMMISSIONER EVANS stated he could not support it because the unit was outdated and not modern.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(11:03 – 11:11)

**4-506**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JULY 22, 2004**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4604 - APPLICANT/OWNER: 600 CASINO CENTER, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review and WAIVERS FROM THE DOWNTOWN CENTENNIAL PLAN PARKING LOT SCREENING REQUIREMENTS, PARKING LOT LANDSCAPING REQUIREMENTS, AND TITLE 19 PERIMETER WALL AND BUFFER REQUIREMENTS, FOR A PROPOSED PARKING LOT on 0.72 acres adjacent to the southwest corner of Bonneville Avenue and Casino Center Boulevard (APN: 139-34-311-043 through 047), C-2 (General Commercial) and R-4 (High Density Residential) Zones under Resolution of Intent to C-2 (General Commercial), Ward 1 (Moncrief).**

**P.C.: FINAL ACTION**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO – Motion to HOLD IN ABEYANCE – UNANIMOUS with McSWAIN excused**

**To be held in abeyance until 8/12/2004 PC Meeting**

NOTE: CHAIRMAN TRUESDELL disclosed that he manages a property in the downtown outside of this notice area that will not be economically impacted by this application and he would be voting on the item

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

PLANNING COMMISSION MEETING OF JULY 22, 2004  
Planning and Development Department  
Item 68 – SUP-4604

**MINUTES – Continued:**

KYLE WALTON, Planning and Development Department, advised that the parking lot use is consistent with the General Plan, as well as, existing and proposed area uses. Staff recommended approval.

ATTORNEY DAVID CHESNOFF, 520 South Fourth Street, appeared on behalf of himself and with co-applicant JOHN SPLATRO. The intent is to replace the temporary parking lot with an office building where food and beverage will be available. Sources at the Justice Center estimate a 500-space parking shortage. While they propose some landscaping along Bonneville Avenue, the level required would be cost prohibitive for a temporary lot. As proposed, the parking lot would benefit downtown, the Justice Center and allow a small return on the million dollar investment made to date.

DAVID CLAPSADDLE, Planning and Development Department, outlined that the significant conditions proposed. The concern is not with the parking lot, although it was paved without a site development plan, but it should be held to the conditions. ATTORNEY CHESNOFF explained the paving was to prevent dust and weeds. No parking is allowed on the lot pending this approval. The proposed landscaping and fencing are permanent, exceed what exists in the area and would be destroyed when the office building is built. Alternate fencing might be possible.

COMMISSIONER EVANS suggested some of the improvements could be permanent and utilized with the permanent structure. He could not support chain link fencing, but there might be an alternate to a block wall. It is crucial that whatever is approved be aesthetically pleasing. The landscaping could be placed so that it would not have to be removed. ATTORNEY CHESNOFF assured the Commission of his commitment to downtown. The future building is planned to be multi-storied and significant in size. Aesthetics are not the issue.

COMMISSIONER STEINMAN pointed to another parking lot on the northeast corner that serves as an example. The area is improving and should not go backward. There is no guarantee the office building will be built. ATTORNEY CHESNOFF rebutted that the parking lot identified is a permanent structure and part of the adjacent building. If this were going to be a permanent parking lot, he would conform to the conditions. The waiver is because that is not the intent or commitment. CHAIRMAN TRUESDELL added that the lot is part of a \$160 million project.

COMMISSIONER GOYNES suggested imposing a condition with time constraints. MR. CLAPSADDLE responded that he was uncertain how to do so. The Commission is limited to the application before it at this time for a parking lot. ATTORNEY CHESNOFF responded that without the waivers, the property will simply remain exactly as it is today and benefit no one.

PLANNING COMMISSION MEETING OF JULY 22, 2004  
Planning and Development Department  
Item 68 – SUP-4604

**MINUTES – Continued:**

COMMISSIONER NIGRO cited huge projects downtown where landscaping waivers were granted because the code cannot consider all variables. The property will be an eyesore and full improvements are not appropriate for a temporary project. The problem is how to find the alternatives. Both sides need to explore landscaping alternatives. ATTORNEY CHESNOFF opposed a block wall or large palm trees, although some trees along Bonneville Avenue where there is no entrance would be acceptable. Some interior landscaping would be acceptable, with the necessary sprinkler systems. The property has been and will be maintained and cleaned. COMMISSIONER NIGRO questioned staff whether the block wall was a security or aesthetic issue. MR. CLAPSADDLE replied that the code standard is for both purposes. Staff stands by the conditions proposed. COMMISSIONER EVANS stated he too would support a compromise.

CHAIRMAN TRUESDELL confirmed that the block wall would be interior to the site, along the west and south sides. The decorative fencing would be along the front frontages. COMMISSIONER EVANS suggested that it was inappropriate to design the site at the meeting. The applicant should work with staff to identify aesthetic alternatives. The appearance of the property is not good now, but the costly improvements might not be necessary. CHAIRMAN TRUESDELL discussed with ROBERT GENZER, Director of Planning and Development, that the lot has been kept clean and cleared of parking. Abeying the item would allow staff to work with the applicant. The code does not address temporary projects, although staff does not doubt the applicants' intentions. CHAIRMAN TRUESDELL suggested the item could be heard at the beginning of the next meeting. MR. GENZER offered to participate in the staff/applicant meeting.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(11:11 – 11:32)

**4-778**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JULY 22, 2004**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4619 - APPLICANT/OWNER: WEINGARTEN REALTY INVESTMENTS** - Request for a Site Development Plan Review FOR TWO PROPOSED RESTAURANT PADS WITHIN AN EXISTING COMMERCIAL CENTER on 10.69 acres adjacent to the southeast corner of Decatur Boulevard and Charleston Boulevard (APN: 162-06-112-005, 162-06-112-007, and a portion of 162-06-112-004), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

**P.C.: FINAL ACTION**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends this item be HELD IN ABEYANCE to the August 26, 2004 Planning Commission meeting.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO – Motion to HOLD IN ABEYANCE – UNANIMOUS with McSWAIN excused**

**To be held in abeyance until 8/26/2004 PC Meeting**

**MINUTES:**

DAVID CLAPSADDLE, Planning and Development Department, informed the Commission that the request for abeyance of this item was missed. He confirmed that neither the applicant nor members of the public were present for the item.

CHAIRMAN TRUESDELL declared the Public Hearing open and then closed as no one was present.

(10:26 – 10:27)

**3-2491**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JULY 22, 2004**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4639 - APPLICANT: TRIPLE FIVE DEVELOPMENT - OWNER: VILLAGE SQUARE, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A 57,092 SQUARE FOOT RETAIL/ COMMERCIAL BUILDING AND FOR A WAIVER OF FOUNDATION LANDSCAPING OF THE COMMERCIAL STANDARDS on 1.61 acres approximately 260 feet north of Sahara Avenue and approximately 640 feet west of Fort Apache Road (APN: 163-06-816-027), C-1 (Limited Commercial) Zone [SC (Service Commercial) General Plan Designation], Ward 2 (Wolfson).**

**C.C.: 08/18/04**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO – APPROVED subject to conditions and deleting Condition 1 – UNANIMOUS with STEINMAN not voting and McSWAIN excused**

**To be heard by the City Council on 8/18/2004**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

KYLE WALTON, Planning and Development Department, explained that this infill project for a strip center addition creates a parking problem. Staff worked with the applicant who presented a parking analysis reflecting a parking surplus of 55 spaces after the addition. The project is well landscaped and well designed. Staff recommended approval.

PLANNING COMMISSION MEETING OF JULY 22, 2004  
Planning and Development Department  
Item 70 – SDR-4639

**MINUTES – Continued:**

JAMES GRINDSTAFF, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and pointed out that, given staff's comments, Condition 1 is unnecessary. He concurred with all other conditions. DAVID CLAPSADDLE, Planning and Development Department, agreed to the deletion of Condition 1.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(11:32 – 11:34)

**4-1534**

**CONDITIONS:**

Planning and Development

1. The applicant for re-stripping the parking lot to provide the total number of spaces required by Title 19.
2. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 12.5% of the total landscaped area as turf.
3. A waiver to the foundation landscaping requirements of the Code is permitted.
4. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
5. All development shall be in conformance with the site plan and building elevations, date stamped 8/18/04, except as amended by conditions herein.
6. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
7. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]

PLANNING COMMISSION MEETING OF JULY 22, 2004  
Planning and Development Department  
Item 70 – SDR-4639

**CONDITIONS – Continued:**

8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize ‘shoe-box’ fixtures and downward-directed lights. Wallpack lighting shall utilize ‘shoe-box’ fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
10. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

11. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, or the recordation of a Final Map for this site, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways as recommended in the approved drainage plan/study.
12. Site development to comply with all applicable conditions of approval for Z-139-88 and all other subsequent site-related actions.



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JULY 22, 2004**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**MASTER SIGN PLAN - PUBLIC HEARING - MSP-4622 - APPLICANT: AUTO NATION – OWNER: JRJ PROPERTIES AND JOHN K. BIEGGER** - Request for a Master Sign Plan FOR TWO EXISTING AUTO DEALERSHIPS on 9.39 acres at 5050 West Sahara Avenue (APN: 163-01-803-003, 004 and 005), C-2 (General Commercial) Zone, Ward 1 (Moncrief).

**P.C.: FINAL ACTION**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO – Motion to bring forward and HOLD IN ABEYANCE Item 71 [MSP-4622] to 8/12/2004 Planning Commission meeting, Item 35 [ZON-4623], Item 36 [SDR-4626], Item 37 [GPA-4631], Item 38 [ZON-4635], Item 39 [SDR-4638], Item 47 [GPA-4649], Item 48 [ZON-4646], Item 49 [VAR-4648] and Item 50 [SDR-4647] to 8/26/2004 Planning Commission meeting, Item 31 [GPA-4609], Item 32 [VAR-4671] and Item 33 [SDR-4606] to 9/09/2004 Planning Commission meeting; WITHDRAW WITHOUT PREJUDICE Item 17 [SDR-3938], Item 27 [SUP-4439] and Item 34 [GPA-4621] – UNANIMOUS with McSWAIN excused**

**MINUTES:**

DAVID CLAPSADDLE, Planning and Development, stated that letters are on file for each of the requests, with the exception of Item 35 [ZON-4623] and Item 36 [SDR-4626].

(6:10 – 6:13)

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JULY 22, 2004**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**MAJOR DEVIATION - SCD-4624 – APPLICANT/OWNER: STEPHEN AND PATRICIA McARTHUR** - Request for a Major Deviation of the Summerlin Development Standards TO ALLOW A 10 FOOT REAR YARD SETBACK WHERE 15 FEET IS THE MINIMUM SETBACK REQUIRED at 1500 Sedro Street (APN: 137-25-516-033), P-C (Planned Community) Zone, Ward 2 (Wolfson).

**P.C.: FINAL ACTION**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**0**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**0**

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at meeting – Letters supporting proposed project – Daniel and Elaine Callahan, Clarence Hoffman, Daniel Hannum and David Moline

**MOTION:**

**STEINMAN – APPROVED subject to condition – UNANIMOUS with McSWAIN excused**

**This is Final Action**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

KYLE WALTON, Planning and Development Department, indicated that the hardship appears to be self-created by adding too large an addition, encroaching into the backyard. Given the lack of evidence of unique or extreme hardship, staff recommended denial.

PLANNING COMMISSION MEETING OF JULY 22, 2004  
Planning and Development Department  
Item 72 – SCD-4624

**MINUTES – Continued:**

STEPHEN McARTHUR, 1500 Sedro Street, denied the hardships were self-induced. He submitted four notarized letters of support for the addition from his neighbors. He stated that he hired a licensed contractor who disappeared without completing the job. The inspector discovered the foundation encroached into the rear setbacks. Construction was stopped while he filed this application.

COMMISSIONER STEINMAN visited the site and examined the records. The City approved the foundation, rough electrical and plumbing as well as part of the roofing before discovering the encroachment. That is not a self-induced hardship. The property owner placed his trust in a licensed contractor and trusted the City's inspections.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(11:34 – 11:39)

**4-1636**

**CONDITIONS:**

Planning and Development

1. This Major Deviation shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JULY 22, 2004**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**SITE DEVELOPMENT PLAN REVIEW – NON-PUBLIC HEARING - SDR-4598 -**  
**APPLICANT/OWNER: CONQUISTADOR PLAZA, LIMITED LIABILITY COMPANY**  
- Request for a Site Development Plan Review FOR A 22,231 SQUARE FOOT OFFICE BUILDING on 3.57 acres adjacent to the northwest corner of Cheyenne Avenue and Metro Academy Way (APN: 138-07-411-011), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

**P.C.: FINAL ACTION**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**STEINMAN – APPROVED subject to conditions – UNANIMOUS with McSWAIN excused**

**This is Final Action**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

KYLE WALTON, Planning and Development, stated that the proposed development meets the minimum code requirements of Title 19. The use is harmonious with the existing uses.

TOM MOSS, 9960 W. Cheyenne, Suite 210, appeared on behalf of the applicant and concurred with staff's recommendations.

PLANNING COMMISSION MEETING OF JULY 22, 2004  
Planning and Development Department  
Item 73 – SDR-4598

**MINUTES -- Continued:**

(6:47 – 6:49)  
**1-1410**

**CONDITIONS:**

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. The trash enclosure shall be relocated a minimum of 50 feet the adjacent residential development and be enclosed and roofed as required by the Commercial Development Standards.
3. All signage shall conform to Master Sign Plan MSP-2019.
4. Conformance to the Conditions of Approval for Rezoning Z-95-98 and the Conquistador Plaza commercial subdivision.
5. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 12.5% of the total landscaped area as turf.
6. All development shall be in conformance with the submitted plans except as amended by the recommended conditions.

Public Works

7. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or the submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
8. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-95-98, the Conquistador Plaza commercial subdivision and all subsequent site-related actions.

PLANNING COMMISSION MEETING OF JULY 22, 2004  
Planning and Development Department  
Item 73 – SDR-4598

**CONDITIONS – Continued:**

9. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JULY 22, 2004**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**DIRECTOR'S BUSINESS - DIR-4763 - CITY OF LAS VEGAS - Election of 2004 Planning Commission Officers.**

**P.C.: FINAL ACTION**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommendation NONE.

**BACKUP DOCUMENTATION:**

1. Location Map - Not Applicable
2. Conditions For This Application – Not Applicable
3. Staff Report – Not Applicable

**MOTION:**

**DAVENPORT – APPROVED – UNANIMOUS with TRUESEDELL abstaining and McSWAIN excused**

**MINUTES:**

VICE CHAIRMAN NIGRO requested moving this item as the first item of discussion. He then recommended COMMISSIONER TRUESEDELL as Chairman of the Planning Commission.

(6:08 – 6:10)



**PLANNING COMMISSION AGENDA**  
**PLANNING COMMISSION MEETING OF: JULY 22, 2004**

**CITIZENS PARTICIPATION:**

ITEMS RAISED UNDER THIS PORTION OF THE PLANNING COMMISSION AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.

**MINUTES:**

None.

(11:39 – 11:40)

**4-1774**

**MEETING ADJOURNED AT 11:40 P.M.**

Respectfully submitted:

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ARLENE COLEMAN, DEPUTY CITY CLERK

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YDOLEENA YTURRALDE, DEPUTY CITY CLERK